

The Breckenridge Architectural Control Committee (ACC) meeting was called to order on May 10, 2018 at 6:40 p.m.

Those Board members present included President, Jim Houk; Vice-President Elizabeth Myer, Kathy Bazzell, Kathy Evans, (Absent) Jose Navarro.

Meeting minutes for April 2018 were posted to the Community Bulletin Board on April 11, 2018 as well as to the HOA website. It was moved by Elizabeth Myer and Kathy Bazzell seconded to approve the minutes as posted. All board present board member with the exception of Kathy Evans approved.

Old Business

In the coming weeks, the ACC will be conducting reviews of the properties, so as to provide homeowners with recommendations for repair/replace/repainting. Letters will be sent to Homeowners who are in violation of the ACC. Continued evaluation of common areas improvements will also be pursued. Jalopies must go! All Old Cars will need to be removed from sight within the community in the coming weeks.

New Business

Homeowners are required to install a CLEAR (Large or Small Round) LED 40w BULB as well as black square fixture with bird road and post painted Gloss Black for uniformity. NOT ONLY ARE THESE LED BULBS GORGEOUS, THEY WILL LAST A LONG TIME! If your lamppost is not working, it could be in need of a new SOLAR CELL available at Home Depot or Lowes.

Todd Parker (850) 902-5967, the contractor for the AT&T Fiber Internet dig project, has communicated that he will be in the neighborhood by the end of next week to repair the driveway of 172 Briargate Lane that he damaged back in February retrieving his torpedo. He will NOT be placing any more sod though it is clear that there are still areas that were disturbed by the dig. Further complaints should

be directed to him, Delta Directional Drilling, Michael Liebert (866) 216-8603, ref. job #71J01193N-Breckenridge-Madison, AL.

ALL HOMEOWNERS ARE ENCOURAGED TO WATER THEIR NEW SOD WHEN INSTALLED TO PREVENT DEATH OF SOD.

It was moved by Elizabeth Myer and seconded by Kathy Bazell to adjourn the meeting. The ACC meeting was adjourned at 7:02 p.m. All present Board members approved. The next meeting is scheduled for June 14, 2018 at 6:30 p.m.

The Breckenridge Homeowner's Association (HOA) meeting was called to order on May 10, 2018 at 7:02 p.m.

Those Board members present included President, Jim Houk; Vice-President Elizabeth Myer, Kathy Bazzell, Kathy Evans, Jose Navarro (absent).

There was 1 Clubhouse rental (May 3, 2018) during the past month and there are (2) rentals one on May 26, and June 2, 2018. Jackson Heating & Cooling was called to perform system tune-up for summer a/c season. A hole in the air handler was discovered and brought to our attention for repair. The cost estimate was \$300.00 but it was decided to temporarily tape the ducting until the Board could approve to have it permanently fixed. 2018 pool repairs including leak detection, Leak was found and marked by American Leak Detection. Anders Pool will be performing the repair to the back left Skimmer Line, Coping & pool area resurfacing were discussed and bids will be obtained once the Skimmer Line is repaired. The Pool is expected to open around Memorial Day but will be dependent on the timeliness of the repairs by the hired contractors. The Board approved the purchase of (12) NEW POOL LOUNGE CHAIRS not to exceed (\$3000.00) to replace the old ones for the summer season. PLEASE NOTE: IF YOUR DUES ARE NOT CURRENT YOUR POOL CARD WILL NOT BE ACTIVATED! The Board Approved the upgrading of our out

dated community surveillance system to a new HD system for better clarity for vehicle tag numbers, etc. ACS will be upgrading 7 cameras to HD with recording DVR for the safety of our residents.

The financial report for the past month was reviewed. April 30, 2018 showed a combined balance of \$20,760.24 in current cash assets (bank accounts). The Board tabled a vote to increase the dues until a later time. WE HAVE A NEW BOARD MEMBER! Destin Klein has been added to the current list of Board Members.

It was moved by Elizabeth Myer and seconded by Kathy Bazell to adjourn. All present Board members approved. The meeting was adjourned at 8:16p.m. The next meeting is scheduled for June 14, 2018 immediately following the ACC meeting that same evening.