

Lake Eddins Owner Association

Board Of Directors Meeting

Monday, July 9, 2022

The Board of Directors (BOD) for the Lake Eddins Owners Association (LEOA) met in regular session at 6:00 pm on the above date at the association office. Members in attendance were Vickie McKee, President, Davey Dewitt, II, Vice President, Jerry Perkins, III, Secretary, Erroll Panzeca, and James Skidmore. Phil Fuller, Lake Manager, and Addison Rivers, LEOA Office Secretary, was also in attendance.

Prayer: The regular meeting of the BOD for the LEOA was opened in prayer by Vickie McKee

Call to Order: The regular meeting of the BOD for the LEOA was called to order by McKee at 6:02 pm where the following business transacted.

Guests: Roy White, Gloria Richard, Butch Stokes, and Jay Chapman

Roy White inquired about a piece of property next to his that is now no longer in use as an LEOA Boat Ramp. Mr. White wants to know if he can acquire this land as it was previously his before the ramp was installed. He provided documents to help show his request. McKee thanked him for bringing this before the BOD and ensured Mr. White that the BOD would have an answer for him by the end of the week.

Gwen Rapp requested to speak with the BOD but was not in attendance.

Butch Stokes presented the Lake Eddins Volunteer Fire Department's quarterly financial report. While doing so he asked for clarification on the reasoning the LEVFD had to present quarterly financials to the BOD. McKee responded that the LEVFD was should have been giving the BOD that information for a long time and this BOD was simply attempting to follow the rules. Mr. Butch asked where this rule was located whether it be in the Lake Rules or Covenants. McKee responded that it was adopted via the BOD Minutes and that she would be glad to find them as they have been down this road before. Mr. Butch stated he was not aware and was only aware of the last contract that is now null and void. McKee responded that this was not in a contract, but that this was adopted by the BOD. Mr. Butch then stated that as long as it is in the By-Laws he has no issue. McKee stated that she does not think it is in the By-Laws but rather adopted into the minutes and will locate it. Mr. Butch said that the money LEOA gives the LEVFD is a donation and said that he knows that LEOA used to cover all of the Fire Department's expenses. McKee asked for clarification. Mr. Butch responded saying insurance expenses. McKee then stated that the LEOA almost lost their insurance policy because a previous fire chief did not fix and update things the insurance provider said to fix which forced the LEOA to no longer cover the LEVFD. Mr. Butch asked for a copy of the minutes pertaining to LEVFD financials to present to the Fire Department. McKee asked if there was any reason Mr. Butch would not want the BOD to see their financials. Mr. Butch stated that it is really no ones business other than the LEVFD's. He stated it is no one's business to know how they fundraise and how its spent. McKee responded that if she were donating money she would like to see how its being spent. Mr. Butch stated that no one else is wanting that. Mr. Fuller interjected that in the past 10 years he has yet to see a receipt. Mr. Butch stated that the Fire Department is more than happy to provide receipts to anyone who donates to them as it is only fair for tax purposes. He is happy to provide bank statements but as far as all of the other information is LEVFD

business alone and is not sure why the BOD wants all of this information. McKee then stated that if he were giving money to the LEOA that he would deserve to see where it was going. Mr. Butch responded with yes but he has not. McKee responded letting him know that he can if he would like. Fuller interjected that Jay Chapman had financial information in his garage that was requested by certain residents in years past. However, the BOD was never given a report from them and their findings. Mr. Jay Chapman agreed but stated that all he has is water/sewer expenses. He continued by saying if this ruling is in the minutes, he has no problem providing that information. Mr. Butch stated that he believes that the LEVFD is giving out information that they should not but will provide what is asked. McKee asked why they don't let people know how much money was raised by a fundraiser. Mr. Butch responded that it is posted on Facebook. Mr. Jay Chapman then stated that 80 percent of people have Facebook. Mr. Butch also requested that the information from the minutes regarding the Fire Department financials be sent to him and asked if the BOD still declines to give a gate key for his EMR. McKee responded saying yes as it was decided in a prior meeting of the BOD.

Financials for June 2022: Financials from June were presented to the BOD. Perkins made a motion to accept. Dewitt seconded. All were in favor.

Minutes from June 22 Meeting: Minutes were emailed to the BOD there were no discrepancies. Dewitt made a motion to accept. Perkins seconded. All were in favor.

Gloria Richard inquired about a building permit. She stated she was there to answer any questions the BOD had about their plans. Mr. Fuller

stated that he was going to contact her and her husband about the permit. The state of Mississippi passed a law started July 1st that every new building in every county has to have a permit not from LEOA but from the county Mr. Fuller continued. He stated he spoke with the attorney who is on the Board for Jasper County and would be given the specifics on this law. Mr. Fuller also stated that the attorney advised to hold all building permits until the county has their situation together. Mrs. Richard said that she and her husband do this all over the country and everywhere they go there is some kind of struggle. She also inquired about going to Jasper County directly stating she has done architectural drawings for years. Mr. Fuller stated that this decision came down the pipe and the public was given no warning until the law was in effect on July the first. Skidmore interjected that the metropolitan areas have been doing this but now the state has brought everybody into it and the smaller counties do not have the resources or the knowledge to handle it. Mrs. Richard responded saying that is why they jumped on getting things handled the first week they moved in. She stated that the issue is the back of their house is deteriorating and the windows are rotted from neglect. Mrs. Richard also stated she understands it is out of the BOD's hands at this point but their main issue is the windows are already sagging and they would love to get this figured out while it is still dry outside. McKee responded suggesting she go directly to the county and explain their situation to see if they can go ahead with something. Mrs. Richard stated that there are rotted boards on the back of the house and the frames on the back windows are completely rotten. Members of the BOD complimented the work Mr. and Mrs. Richard have done so far. Mrs. Richard thanked for the compliments and for their time.

New Business:

White Wanting to Acquire Property: Discussion on this matter was if property owner has the property surveyed and pays all legal fees

associated with the acquiring the property, the LEOA will grant the property. Perkins made a motion. McKee seconded. All were in favor. McKee will advise Mr. White of the BOD decision.

Culvert Work: This project has already been approved but was put on hold because of the Debris Clean up. Work will begin soon on the culvert.

Debris/Trash Clean Up: The clean up is finished. The final figure for the Debris/Trash Haul off and clean up was \$46,798.61 DEQ has approved the work done and considered the issue closed.

Building Permits: Several building applications were presented by Mr. Fuller to the BOD. The BOD made the decision to uphold the ARC rules and guidelines. Phil Fuller, Lake Manager, will contact the Board Attorney to see if any updates on this matter with the county permits.

Private Road on East Side: LEOA does not own the road on the east side. It is a privately owned and operated road. This road is not a contractor entrance and will not be opened for convenience. It is only open during cases of emergency. Signs have been posted by the road stating that the road is not property owned by the LEOA.

MSDG ARPA Funds: LEOA is in need of an upgrade to the water system. LEOA can apply for the ARPA fund and potentially receive 2.5 million dollars if awarded. Perkins made a motion to accept. Panzeca seconded. All were in favor.

Garbage Fees: The LEOA BOD looked at the cost of garbage versus how much is brought in for garbage. At this time the fees are covering this expense.

Motion to end the Meeting: Motion was made by Jerry Perkins to end the meeting of the LEOA BOD. McKee seconded.