

**Buckhead Commonwealth Club HOA**  
**Annual Meeting Minutes.**  
**April 27, 2008**

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The meeting was called to order by Sandy Talley at 2:05 PM. The count was 24 homes represented out of a necessitated quorum of 156 homes. The meeting was adjourned at 2:05 because the quorum totals were not met. The meeting was called to order again at 2:06 pm with a count of 28 homes, and readjusted at 2:07. At 2:08 the meeting was called to order with 40 homes and proxies tabulated. Lea Clements made a motion to accept the minutes from the April of 2006 meeting. Holly Vandegrift posted a second and the minutes were accepted.

The HOA Board members in attendance were introduced to the homeowners. Those in attendance were: Mark Wonderlic, Christy Sherman, Holly Todd, Sandy Talley, Bill Scroggins, Karen Gramazio, George Grant, Ron Vandegrift, Brad McNeely, Holly Todd, Mary Button and Holly Vandegrift. Gerald Corbin was also introduced as the Landscaping/ Grounds Maintenance contact for the development. A mention that more volunteers for the HOA Board and committees were needed and welcomed.

Sandy Talley, as HOA President for 2007 stated, that one of the main issues for the year was Golf Carts. To combat the problem, signs were installed along the walking paths stating that carts must be driven on the roadways. The Bryan County Sheriffs Dept. also attended a meeting in 2007 and spoke to the Homeowners in attendance the laws regarding motorized carts. It was stated that all drivers of motorized carts must be licensed and 16 years old or over, and driven on the County owned roads, never on the walking paths. Sandy Talley reminded the residents to call the Sheriffs Dept. if they see any violations.

Vandalism was also a recurring problem. The Sandbar was initially delayed opening early 2007, because it was burglarized. The offending parties have been caught and prosecuted. The vandalism led the HOA to update their security system, installing more cameras in the common area. The more recent violators were caught on the fore-mentioned cameras and turned over to a Bryan County Detective. The HOA will also prosecute those individuals. The Wax Myrtles in the parking lot were cut down and replaced with Palm Trees to allow more visualization into the parking area, to combat further vandalism and crime. Extra security lighting was also added.

Other issues that were discussed were the repairs of the foundation of the Pool Pump House. The foundation had almost washed away, causing almost permanent failure of the pump. Security Lighting was added to the Parking Lot as well as the Tennis Courts. Lights were also installed on the pond fountain.

The HOA is currently working on enclosing the pavilion area of the pool and securing the front entranceway from tire tracks, mud bogging, and vandalism. The ballfield has had

power added to the pitching mound; irrigation installed and will be hydroseeded for grass.

- Treasurers Report: The HOA collected all dues in 2007, except for one \$300.00 payment. That house is in foreclosure and a lien was added to the home. Several homes in Tranquila Hall paid dues to the Buckhead HOA. Currently all but one home have been turned over to the Tranquila Hall Association.
- Landscaping: The Ballfield has been upgraded to a larger irrigation system and will be hydroseeded. Palm Trees have been added to the front parking lot area and the sprinkler system extended there as well. A resident made a request for a No-Turn around Tractor Trailer sign to prevent further damage to landscaping, another requested for low reaching plants to be installed in front of the ballfield so as not to obstruct the view.
- Building and Maintenance: The water line near the pool was broken by Coastal Electric and has since been repaired. Ron Vandegrift asked the residents to send an email if they see any maintenance issues in the neighborhood that need to be corrected.
- The Pool will open May 2, 2008, a pool attendant will be in place again this year.
- Residents were asked to register their emails on [www.BuckheadHOA.com](http://www.BuckheadHOA.com) for early notification of events. Residents were also reminded to apply for a Parking permit on line for all boats and trailers, so as not to be fined.
- Open Forum from the residents:
  - A Request was made for a water fountain in the park area.
  - Tennis Courts are repaired; a key is needed for entry.
  - Sandbar will be open this summer, but it first must be repaired from vandalism
  - The Pool must close at dusk until proper lighting can be installed (A Bryan County Board of Health Mandate).
  - A resident asked dog walkers to be reminded to pick up after their animals.
  - Night Lighting can not be installed on the tennis courts for several reasons, as Coastal Electric cannot access the courts without destroying the landscaping surrounding the courts, and the lights would be too bright for the residents living in the proximity
  - Covenant Violations need to be reported to the HOA Board in writing.
  - Signs cannot be posted in any common areas. If a resident removes a realtor sign, please notify the realtor and leave it in Pool Pavilion.
  - Lea Clements was nominated and approved to be on the HOA Board.
  - The residents and proxies in attendance approved for the acceptance of all HOA Board Members for 2008.
  - A drawing was held for the proxies and residents in attendance for three \$100.00 coupons off of HOA dues for 2008. Those that won were:
    - Gerald Corbin – 80 Windsong, Howard Rush – 75 Windsong, and Ann Guthrie – 406 Mingarry.

The HOA meeting was adjourned at 4:25 PM.