

Forty Love Point HOA Annual Meeting Minutes

February 4, 2025

Meeting called to order at 6:45 pm by FLP HOA President Paul Moore at the boat launch pavilion. FLP HOA board members present: Paul Moore, Pam Moore, Sandra Hunter, Anastasia Watson, Jonathan “Bubba” Garris, and Meredith Fuson-Hill.

Paul Moore welcomed everyone and introduced the 3 police officers present: Richland County Officers Mo Gabr and Steven Tapler, and Lexington County Deputy James Lanfear. The police officers gave a report on activity in the area, including reminders for safety and security measures and calls received for excessive dog barking.

Approval of Minutes: All were in favor to approve 2024 FLP Annual Meeting Minutes.

1. Committee Reports:

- **Finance** – Pam Moore, treasurer, gave report that there was \$5,087.55 in checking, \$70,001.37 in savings, and \$19,742.67 in carryover for year end in the bank account, with a projected amount of \$94,347.67 for the 2025 HOA budget. 2025 HOA dues are past due as of 1/31/25. Please pay Pam Moore if you have not done so already.
- **Social Chairs** – Keith Diederichs and Anastasia Watson organized the Spring Oyster Roast and Kids Easter Egg Hunt in March, a Family BBQ in July. Jonathan “Bubba” Garris and Anastasia Watson organized the Fall Family Oyster Roast & Shrimp Boil in October as well as boat tie ups in the summer. Suggestions for future activities can be made to Bubba and/or Anastasia.
- **Architectural Review** – Covenants and by-laws are available on our website fortylovepoint.com and in the FLP HOA Facebook group.
- **Welcoming Committee** – Welcome our new neighbors Ashley & Joe Comparato, Rachel & Mitch Corbett, Kristin & Gene Mello and Mary Lou & Mike Wilkins.

2. Old Business:

- Boat storage concrete spot markers were installed; the area was re-graded and fresh road base was added. Spot numbers will be added to the markers in the spring (volunteers needed).

- Tree Maintenance – This past summer, 30 dead trees were removed from the boat storage and boat ramp areas. In the fall, we had several severe storms which resulted in requiring emergency tree removal. Total tree maintenance cost was excessive.

3. New Business:

- Island Trail development update was given by Alex Dial. It's currently pending Lexington County approval.
- HOA common area ownership update. Surveys & Deeds are in progress for our common area property.
- Blue Granite Update - Continued updates will be given to homeowners as they are received.
- Tennis Court Resurfacing – The resurfacing of the community tennis and pickleball courts is scheduled for April/May timeframe.
- Security cameras upgrade proposal requested.
- A new irrigation pump was purchased and needs to be installed this spring (volunteers needed).

Raffle winners of local business gift cards: Sandra Hunter, Lorrie Schmitt, and Lucy Cates.

FINAL RAFFLE: Paul and Pam Moore won the FREE dues of \$395.

The current board members have been voted in for 2025 and will assume their current roles.

Paul Moore – President (New Term started 2025)

Sandra Hunter - Vice President / Welcoming Committee (New Term started 2025)

Pam Moore – Treasurer (New Term started 2025)

Meredith Fuson- Hill – Secretary (Term started 2024)

Jonathan “Bubba” Garris – Adult Social Chair (New Term started 2025)

Anastasia Watson - Kids Social Chair (Term started 2024)

Joe Barkevich – Architectural Review Committee (New Term started 2025)

Paul Moore adjourned the meeting at 8 pm.

In accordance with the FLP HOA By-Laws, the FLP Annual HOA meeting must be held on the first Tuesday in the month of February.