

**Homeowners Association of Lake Ramsey
Minutes of June 27, 2013
Fire Station on Hwy. 25**

Meeting called to Order by Steve King as Courtland was late.
Robert Phillips of GNO Management was present.
Members of Board not present, Lance Engolia, Joan Bayard, Pipe Hymel

Police Report on Man in Black: (see attached police report)

Courtland read the police report regarding the man in black that has been approaching cars at the gate after dark. Unfortunately the three men and two children are residents of Lake Ramsey. The adults were Chris Cadrado of 14020 South Lake Shore, Jake Demato of 14035 South Lake Shore and Mitchel Horn of 200 Lakeside Court.

Proposed Fire Station Update:

Courtland reported that according to Mr. Marmoulides the land has not been donated. We will ask Trey Lape to look into this matter.

OCI Update:

Courtland gave a report of events that had occurred recently regarding OCI. A meeting was held at the office of Tom Huval where Mr. Marmoulides and David Guidrey were present. Also present were Trey Lape, Steve King, Kathy Zeringue and Courtland Crouchet. The purpose of the meeting was to attempt to finalize the plans for the proposed boulevard and emergency gate. Also, it was decided at the meeting that Mr. Lape would contact Jinx Jaumonville (our representative) to inturn contact Mr. Rodrigue(OCI's representative) to work out the Quitclaim for the lake and the green spaces. At this time we have not received a report from Mr. Jinx Jaumonville. The level of the lake is being controlled by OCI as they state they own and control same. Trey Lape is attempting to have OCI turn over the ownership of the lake to the HOA. A resident reported that he had seen where the weir was cut more than 8" in places under the water.

After the meeting at Huval's office Mr. Lape met with the entire Board to finalize a demand letter from the HOA to OCI regarding the boulevard and Quitclaim. At present we have not had a reply from Mr. Marmoulides.

Treasurer's Report: (See attached)

Art Lyons reviewed the monthly report.
There is an outstanding check made payable to Berry Smith of the Sports Fisherman, Art will call Mr. Smith regarding same.

Management Company Report: (See attached)

Robert of GNO reported that the sink hole at 13492 Riverlake (where the play set had to be moved) was caused by the contractor burying debris when the home was built. This is the responsibility of the homeowner. The drain pipe was inspected and found to be in good condition. There has been several lots in Phase 2 and 3 where construction debris was buried and has now deteriorated and caused sink holes.

Robert asked the Board to vote on whether or not to change our current gate contract with AT&T which is \$90 per month to a new contract which would be \$100 for a period of 36 months. The new contract would cover internet service which would allow the viewing of the gate cameras from a home computer. It was discussed and decided to wait until the boulevard work was completed.

Robert reported that two of the grease fittings on the gate had to be replaced as they had hardened. The gate company will make a more thrall inspection upon each visit.

Robert will have several of his managers assist him in removing the damaged paddle boat that has washed up to Mr. Faulterman's dock.

Robert reported that the case with the Minton family has been set for Aug. 8, 2013. Trey Lape is to contact the Justice of the Peace to require Mr. Kemmerer to pay for the expenses incurred with their law suit against OCI that involved both Trey and Robert.

Don inquired of Robert if he was taking pictures of the violations and Robert replied that he was. The Board had asked for pictures to be taken in the event that a lot owner or resident denied the violation.

There was discussion as whether or not to have a dumpster made available at this time. It was decided to delay, in the event that we have a hurricane residents would need a dumpster at that time.

A resident reported seeing a grass cutter stuffing large amounts of cut grass down the drain. They will give the lot number to Robert and he will send a letter to the lot owner.

Committee Updates:

Gate and Security:

The subject of the gate being closed was brought up and after discussion it was decided there were no school buses entering the subdivision so we could have the gate closed 24/7. Don will reschedule the time.

Steve reported that he had replaced several of the lights in the front of the subdivision. He reported that some of the lights had been unscrewed.

Don reported that he had only a few gate tags and that he would have to reorder soon. An order must be placed for 50 cards per order. He would be asking for a check for same.

An old invoice from Freedom Alarm was presented to Robert of GNO Management. Jan Miller had reviewed the invoice and found that we had not paid for two cameras and the labor to install same. There was a long distant reader that had been installed but never was operational and that would be returned. The disputed invoice would be cleared.

Lake Committee:

Art Lyons reported that 4,000 tiger bass were placed in the lake.

Infrastructure:

At this time there is no work being done on the streets. A resident pointed out that there is a broken curb at the corner of Riverlake and Lake Bend.

Community Relations Committee:

Architectural Committee:

Don Hotard presented a request for the installation of a whole house generator at 13395 Riverlake. The request was granted.

The owners of Lot 51C did not accept the suggestion of the Board regarding the placement of the house in regard to the drainage pipe on their property. They will seek legal advice as to whether or not they can remove the pipe as it was not shown on their deed. The HOA had recently repaired/inspected the pipe and also added an additional "splash pan" at the end where the water enters the wooded area behind the property. The Board discussed that if the pipe was removed the rain water that collects in the street would have no place to drain and would create a problem for the neighbors. Trey Lape is drafting a letter to the lot owners.

Garden Club:

Darlene Parlapiano announced that the front flower beds, around the flag pole and arbor had been planted for the summer. Flags were placed at each bed to honor the 4th of July. Anyone wishing to assist in the watering of the gardens please contact anyone in the Garden Club.

At 8:20 Don made a Motion to adjourn the meeting, seconded by Steve.

Meeting Adjourned at 8:20**Attachments:**

Police Report

May Financial Report

June Management Report

June Treasury Report