

Mysterious Waters Property Owners Association

Annual Meeting

Sunday, October 20, 2024

Meeting Minutes

I. Call to Order

Ginger Hammond (GB), President, called to order the regular annual meeting of the Mysterious Waters Property Owners Association at 2:07 pm on October 20th, 2024, in the community park located on the Wakulla River.

II. Roll Call

Helene Feltrup, Secretary, confirmed with Ginger Hammond (GB) that we have a quorum – with forty-eight people in attendance and 2 Proxy Votes collected.

Ginger conducted an introduction of all the new residents, and they introduced themselves to everyone in attendance.

III. Approval of Minutes from Last Meeting

Laurie Storck, Treasurer, distributed the 2023 Meeting Minutes. The motion was made to accept the Minutes as presented, the motion was seconded and approved.

IV. Treasurer Report/Water System Report/Income and Expenses

Laurie Storck, Treasurer, advised we had a required Lead-metal Waterline inspection for our water system this year, which has a strict reporting format. All water lines were evaluated, and the water quality report submitted to the DEP. The report shows we have no lead in any of our pipes and waterlines in our Mysterious Waters Community. Although our insurance costs did increase by 7%, we saved money on maintenance and repairs by contracting with Capital City Water, who own their own backhoe to fix our water lines, so we do not have to pay outside plumbers. Capital City Water charges us the same \$2000.00 monthly service charge we paid to the previous company, who did not provide the plumbing repairs as they did not have the equipment. Capital City does an excellent job as we can rely on them 24/7.

We only have four payments left on our loan after this one. The money saved will pay for upcoming known expenses and our 5-year water test on different chemicals in 2025.

Our Water Quality Report was mailed out with the water bills and is posted at the front of the neighborhood and will be on our new website (MysteriousWaters.org) soon.

V. Presidents Report

The culverts were dredged to improve drainage, and the roads department has been doing a fantastic job helping us with that since we have had so many storms this summer. GB did the work to repair the dock himself and did not charge us for his work - the expenses covered the wood and supplies. Our Spring Festival 2024 paid for the new dock ladder and paint for the boards. We had the expense of two trees taken down just in time before the storms that were putting our pump house and water tanks in jeopardy. Next year, we will need to have the tanks flushed and GB will get a crew together to paint the tanks and repair and paint any rotting plywood on the pump house.

VI. Old Business

The boat ramp is still slippery so be careful. At low tide, the sun kills off the algae which has been helpful, but we will continue to clean it as much as possible. The discussion continues regarding dogs out in the neighborhood and not on leashes. Please be considerate and keep your dog on a leash in public areas.

VII. New Business

We will be voting soon for line items and possible grandfathered-in actions and rules governing the MWPOA and residents. We may use a free service like Survey Monkey at first then have Jeremy Anderson's office do a community wide mailing. The Board of Directors will discuss this at their next meeting. The canoe racks are in disrepair and need replacement. The Board will convene to discuss the placement of the new racks, how the costs will be assessed and how the new canoe and kayak places will be allocated to residents. The Board will also discuss the feasibility of protecting the boats and paddleboards from the weather. It was also discussed that once the racks are relocated, there will be better access to thoroughly clean the culverts currently blocked by the racks.

VIII. Election of Officers

The Motion was made and seconded to keep the current slate of Officers on the Board. The Motion passed and all agreed.

Ginger (GB) Hammond— President

Laurie Storck— Treasurer

Rob Whaley— Resident Trustee

Helene Feltrup – Secretary

Claudia Montany— Non-Resident Trustee

V. Adjournment at 3:07pm