

The Shores HOA 2023 Annual Meeting Agenda

Introduction:

- Welcome & Thank you for coming
- Introductions
 - Current Board Members
 - 2024 Board Members
 - HOA Attorneys

Presentation of 2024 Budget & Account Balance Review

Budget Review

- 2023 YTD / Forecast
- 2024 Proposed budget
- Keep annual dues at \$115

Account Review (as of 8/29/23)

- \$14,270 Operating account
- \$32,821 Money Market account
- \$13,975 Capital Improvement

Old Business

- Typical infractions brought forward by homeowners - commercial vehicles, trash cans, boats and RVs/trailers
- Notification of deed restriction infractions enforcement structure
 - 1st notice of infraction
 - 2nd notice of infraction
 - 3rd notice sent certified letter
 - 4th legal letter
- Harbor entrance lights were not working (issue appears to be resolved)

New Business

- Deed Restriction Alignment
- Solar panel requirements
- Lewis Center walking path
 - Landscape / Irrigation repair
 - Privacy issue for residents backing up to path
- Street Sign Replacement
- Holiday decorations - Entrances

Open Discussion