

OLDE BEAU OWNERS ASSOCIATION BOARD

Minutes January 22, 2026

Members Present: Adams, Choate, Clark, Fernandes, Greer, Hull, McBean

Members Absent: None

Ex Officio Present: Kimberly, Davis, Maines

I. Approval of Minutes

“Conditional Approve Minutes from November, 2025 meeting”

Mot: Clark 2nd: ChoateV: Unanimous

II. Owners Forum

None present

III. General Manager & Partners Corner

- Membership: 48 Dining, 89 Golf, 224 Social, 361 members total
 - o 14 resignations after dues billing; most due to normal attrition (e.g., moving, etc.)
- Christmas Gala went well
- Year ended well
- Golf course insurance premiums increasing
- Golf cart maintenance complete
- Golf course maintenance progressing (e.g., clearing dead trees, etc.)
- Capital projects ahead: kitchen equipment, pool maintenance
- Discussed current Olde Beau listings

IV. Committee Reports

- Roads (Adams):
 - o Lyall outstanding invoices paid
 - o Municipal engineering survey on Villas
 - Plan for corrective design pending
 - o Laurel Cottage Ln - additional info pending before contract award decision
 - o Snow removal/maintenance contract - investigating option for seasonal contract

- o Winter weather preparation – OB will send out advisory email to use caution on roads
- o Conveyance of OB Motorcoach roads
 - Pending final acceptance
 - Meeting with HOA presidents
 - Summary of meeting pending (Greer and McBean)
- Trash (Clark):
 - o Watching area for water puddling
- ARC (Greer):
 - o No January meeting
 - o Pending requests from Stroup
 - o Multiple anonymous complaints received regarding 126 Mitchell River Ridge disrepair
- Streetlights (Choate)
 - o Two lights out on Olde Beau Blvd; repairs pending
- Financials (Fernandes):
 - o Financials will be revised to account for revised year-end expenses
 - o Final financial report will be circulated
 - o See attached preliminary report.
 - o Motion to approve financials with pending revisions
 - Motion: Adams 2nd: McBean V: Unanimous
- Monuments (McBean):
 - o Monuments rebuild planned for Spring
- Signs (Davis):
 - o “No Turnaround” sign ordered for Troon/Turnberry intersection
 - o Replacement ordered for current broken sign
 - o Additional sign installations pending ground thaw

V. Old Business

- Constantino release signed

VI. New Business

- Effective after meeting, Tom Adams resigning from Board (moving from area)
- Elect officers for 2026
 - o Motion: Appoint Craig Greer for President to serve remainder of Adams’s term (Adams)
 - Mot: Adams 2nd: McBean V: unanimous
 - o Motion: Appoint Larry McBean to serve as Vice President
 - Mot: Clark 2nd: Choate V: unanimous
 - o Motion: Richard Fernandes to continue as Treasurer
 - Mot: Adams 2nd: Clark V: unanimous

- o Motion: Shannon Hull to continue as Secretary
 - Mot: Adams 2nd: McBean V: unanimous
- o Nominate Richard Fernandes to serve as Club Board representative
 - Mot: Adams 2nd: Clark V: unanimous
- o Motion: Appoint Chuck Billings to vacant position on HOA board
 - Mot: Clark 2nd: Greer V: Unanimous

VII. **Adjourn**

Mot: Adams V: Unanimous

Next Meeting: Thursday, February 26, 2026 at 9:00 AM