

OLDE BEAU OWNERS ASSOCIATION BOARD

Minutes September 25, 2025

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

Members Absent: Hull, Fernandes

Ex Oficio Present: Kimberly, Davis, Maines

I. Approval of Minutes

“Approve Minutes from August 28, 2025 meeting”

Mot: Clark 2nd: Choate V: Unanimous

II. Owners Forum

None present

III. General Manager & Partners Corner

- Membership: 50 Dining, 86 Full Members, 228 Social, 3 Corp. Social
- Pool closed 9/24/25. Golf rounds up 600+ from 2024
- Net Income exceeding FY 24.
- Nine & Dine has been a success with two remaining. Three weddings + Corvette Club in October.
- \$8,300 in AR. 4 owners are past due on HOA Dues.
- Manager and Partners very impressed with new Pro, Sam Bryant.

IV. Committee Reports

- Roads (Gipson): Secured estimate from Rocky Ridge Paving for Laurel Cottage Lane project. Now working to match two estimates received on scope of work.
Mathes paving patching of County Downs and dumpster are to begin next week.
Andrew/Hobson Surveyors completed topo survey of Villas. Est. cost \$2,500 to \$3,000.
- Trash (Clark): See paving comments above.
- ARC (Greer): Approved Stallings request except for temporary fence.
Working on collecting Community Fees on completed projects; discussions about driveway paving recommendations.

- Financials (Adams): See attached financial information.
- Monuments (McBean): Troon/Turnberry monument repaired. Updating paint.
- Signs (Davis): Consensus to order Prestwick/Iris/Laurel Cottage Lane sign. Need stop sign for Sunningdale Ct. when new home is built.

V. Old Business

- Amenity fee will be approximately \$130
- Discussion on setting HOA fee
- Reminder of annual meeting.

VI. Adjourn

Mot: Greer 2nd: McBean V: Unanimous

Next Meeting: Thursday, Oct. 23, 2025 at 9:00am

Annual Meeting: Thursday, Oct. 23, 2025 at 5:00pm