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### **Minutes of the Board of Directors Meeting**

November 13, 2024

The CCIA Board of Director's meeting was held at Crown Colony Country Club on Wednesday November 13, 2024.

The following members were present: Manager Cooper Castleberry, President Buford Abeldt, Vice President Jim Barrett, members—Hunter Hagland, Jerry Highnote, Joyce Johnson, Scotty West and Jon Bate (by phone). Absent were Dr. Matthew Lowe and Veroncia Luce.

Buford called the meeting to order at 12:00 pm with an opening prayer.

The October minutes were approved by Jim and seconded by Scotty. Motion carried.

Cooper gave the financials. The flock invoice will be paid in November. Financials were approved by Jerry and seconded by Jim. Motion carried.

Cooper mentioned that the covenants and restrictions are outdated and we need to consider updating them completely. Also, all rental properties need to be registered at the HOA office and we should consider charging a transfer fee each time a new tenant moves in.

The hurricane in July destroyed the wind screens at the tennis and pickleball courts. An insurance claim has been filed.

Discussed was whether to renew Curtis' contract on the grounds and Cooper will be checking on getting bids from other landscaping businesses and someone to service the pool.

During closed session the board discussed giving Cooper a raise of \$3000.00. Jim made a motion to give Cooper a raise of \$3000.00 and Jerry seconded. Motion carried.

Scotty made a motion to increase the annual dues to by 10%. Hunter seconded. Motion carried.

The 2025 budget will also reflect the 10% dues increase. Scotty made a motion to approve the 2025 budget and Jim seconded. Motion carried.

The meeting was adjourned at 1:35 pm.

Next board meeting date TBD.

Submitted by Joyce Johnson