

The Shadows at Manchac

Annual Meeting- November 18, 2020

5:30 pm- Oak Grove Community Center

Meeting was called to order at 5:35 pm

Attendees: Misty Entremont (Board president), Amanda Betancourt (Community Management), 19 lot owners were present at the meeting and 6 members had issued proxies.

Amanda Betancourt (CMGT) went over financial information for the community & community concerns:

Financial Info-

Income received for 2019- \$47,700.00

Expenses paid out for 2019- \$47,693.14

Income received YTD 2020- \$49,930.30

Expenses paid out YTD 2020- \$45,059.07

7 homes are delinquent on assessments. Community has a 4% delinquency rate.

There are 3 open liens.

12 homes were sold in the last year.

Community Concerns-

Parking in streets and on gravel road to playground

Vandalism of playground equipment

Driving four wheelers on concrete path

Blowing grass clippings out of the street

Paying dues on time

Submitting ACC request prior to work being performed

Misty Entremont (Board President) went over the accomplishments for the past year, plans for the coming year & committees.

Past Year

1. A newly pressure washed, painted, and illuminated front sign.

2. A fast growing viburnum hedge was planted to create an 8-10 foot living wall to provide a much needed separation between the entrance and first house in the neighborhood. This will dramatically improve the aesthetics of the front entrance sign.
3. New azaleas, annuals, and an extended front flower bed with fresh mulch have been completed!
4. Concrete pads and benches have been installed for families to enjoy at the common lot and the playground.
5. Landscaping at the common lot has begun due to generous donations from our wonderful neighbors! Two sweet olives trees, one crepe myrtle, and agapanthus have been planted in the front common lot. Three crepe myrtles were donated and planted by the playground.
6. A brick column built at the front entrance with a message board attached for community announcements.
7. The board has been in discussions with drainage supervisors, councilmen, parish president, department of public works and many others to come to a resolution with drainage issues in the neighborhood. We have been fighting the politics of ascension parish administration.
8. The board has also been handling many issues with leaks in the front of the subdivision that has been an ongoing issue. It has finally been resolved. We will be also talking to the parish about fixing the road problem on McCrory 2 caused by the water leak.
9. The board has also been working on resolving outstanding balances on accounts that have been years overdue.
10. The board has been in communications with the district attorney over damages to our recreational facilities and fight for restitution.
11. The board has had to review restrictive covenants and make amendments to things that needed updated and wording that needed changing due to no amendments since the developer created and it was turned over to residents. We recommend you take a moment to look through the amendment and familiarize yourself with changes. These changes are to protect property value, properties, and add value to our neighborhood.
12. Added gift certificate incentive to homeowner that is awarded yard of the month by Louisiana Nursery

Plans for the coming year:

1. Add three more crepe myrtles in the front common lot in between the benches.
2. Resolving drainage issues
3. Resolving outstanding balances
4. Christmas neighborhood event planning

Foreseeable plans:

1. Painting street lights
2. Fixing concrete

Committees:

1. Landscape committee
2. Strategic planning committee
3. IT committee
4. Drainage committee

5. Neighborhood party and planning committee

Question & Answer from residents:

1. Some residents did not receive the meeting notice mailing. Amanda let residents know that all letters were mailed as one batch, so it must have been a mailing issue if some residents received the letter. Amanda let them know she would email out the restrictions.
2. Questions came up from a couple residents regarding the restriction changes. The decision was made to delay the restriction questions until a special meeting c .
3. ould be called for the purpose of discussing the changes in the restrictions.
4. A resident expressed concern because she was not receiving emails. Amanda asked to speak with her after the meeting.

Election:

1. Misty Entremont nominated two members (Neal Tullos & Justin Smith) who were not present. Misty held their proxies and they had already accepted the nominations prior to the meeting.
2. Other nominations & volunteers included Donald Robins, Mark Ammons, Brandon Boswell, Joey Thornburg, Christina Martino & Misty Entremont.
3. Each member that was present was given an opportunity to speak and say why they wanted to be on the board.
4. Discussion was held over whether to have 5 or 7 board members. The members did a show of hands to decide between 5 and 7 board members and the majority voted for 5.
5. Amanda counted the ballots while one of the members watched.
6. Some ballots did not have 5 votes for board members.
7. Vote totals were as follows:
 - a. Donald Robins- 7 votes
 - b. Misty Entremont- 16 votes
 - c. Christina Martino- 16 votes
 - d. Mark Ammons- 19 votes
 - e. Joey Thornburg- 9 votes
 - f. Brandon Boswell- 9 votes
 - g. Justin Smith- 15 votes
 - h. Neal Tullos- 8 votes
8. Misty Entremont, Justin Smith, Christina Martino & Mark Ammons were announced as board members. A run off was held between Joey Thornburg & Brandon Bowell.
9. Run off vote totals were as follows:
 - a. Brandon Boswell- 8 votes
 - b. Joey Thornburg- 14 votes
10. Joey Thornburg was announced as the 5th board member.

Meeting was adjourned at 7:36 pm