

Oct 8, 2025 | 📅 POA Board Meeting - October 2025

Attendees: Todd Duncan Alex Bestard Dan Dean David Rodriguez Richard Bradford

Legra's River Country POA

10/8/2025 Agenda

6pm Meeting to order

- All board members in attendance.

New and Ongoing Business

1. Approval of September minutes.

- Not approved by Richard. Richard requested a copy to add data.

2. Financial report: receipts and disbursements.

- Dan Dean brought up concerns about using personal cards. Requests to the POA board get a POA credit card.
 - Richard has concerns about obtaining any credit source that's not pre-paid.
 - Todd suggests using a credit card from our bank, Truist.
 - Board members discussed pro's and con's of both
 - **Vote: Board voted unanimously to approve a Truist credit card with the lowest amount Truist issues above \$500.**
- Board members that need direct access to the bank must gather to create bank access. Richard, Dan and David will be the board members with access.
- Received \$600 (4 owners) in 2025 assessments - Total current balance: \$11,883.79
- Budget discussions were had.
 - Some board members want more data on road repair estimates in order to establish the 2026 budget.
 - The budget will/must be finalized no later than the November meeting.

3. Demand letter to owners for unpaid assessments.

- Richard received input and the letter is going out as submitted.
- Dan Dean is coordinating a list of owners not being paid.
- Todd offered to print, sort and mail demand letters.

4. Policies: Tree removal

- Inputs have not been received. Worked out a plan to provide source data to everyone and provide access. All board members should review and edit as they see fit before the Nov meeting.

5. Updates on Maintenance / work for roads, and any tree work needed, other maintenance including request from the owner.

- Received complaint on debris left over from Hurricane in 2024 which has never been cleaned up. A formal board letter will be drafted by Richard, approved by the board and then sent to the owners requesting their adherence to the CCR's.
- Need to get updated estimates to repair and possibly repave Happy Ridge and Happy River.

6. Communications from / with owners, committees.

- Member reached out to Richard indicating that they wanted to serve on a committee. Committee suggestion:
 - Bylaw review
 - Budget committee (FY 2027)
 - POA road status committee
 - Annual meeting 2027 planning
 - POA social committee

7. Planning for budget development.

- In depth discussion on what is needed to develop a better defined budget to base the 2026 annual assessments (January) on.
 - Need additional road estimates if possible
 - Need more detail justification for how the money will be spent.

8. Set date for the next Board meeting.

- 6-8pm November 12th, 2025