**The Club at Mexico Beach Homeowners’ Association, Inc.**

**Board Meeting**

**Conference Call**

**November 1st, 2021, 5:00 P.M. CST.**

**ATTENDEES:** The Board members present on the call were, Shannon Glover, Pam Horton, Pat Sharp, Randy Clements, Kristin Mink and Sharon Holland. The management company Kimberly Kennedy was also in attendance, via conference call. was not in attendance.

**CALL TO ORDER** 5:09 P.M. CST. The meeting was called to order at 5:09 P.M. CST. , a member of the Board of Directors of The Club at Mexico Beach, on the teleconference call specified. Kimberly Kennedy, CAM. Meeting notice was posted onsite.

**MEETING MINUTES**

A Motion was made to approve the meeting minutes from October 5th, 2021 by Pat Sharp, Second by Pam Horton, Shannon Glover abstained, motion passes.

A motion was made by Shannon Glover to expand Board to (9) members of the Board, Sharon Holland, Randy Clements, Mandy Luttenton, voted yes.

Kristin Mink, Pam Horton, Pat Sharp. Kimberly will follow up via email that they can not expand the number of members to (9).

**MAINTENANCE**

Shannon Glover & Kimberly Kennedy are working on the job description for the maintenance position. The Board tabled the time keeping system to the next board meeting. Kimberly will work with maintenance & Mediacom to get the line we are currently paying for installed. The Board agreed to purchase an electric pressure washer. The Board tabled discussing further purchases for tools & equipment needed onsite.

**LANDSCAPING**

Shannon received bids from Kevin Lindener, Johnathan Cooksie, and will like a few more bids before we make a decision on the.

**OUTSIDE SHOWER**

The Board discussed the outside shower, Shannon Glover advised David Staebell and he will work to have this outside shower concrete leveled to drain towards the drain and complete.

**EXTERIOR LIGHTING**

Kimberly spoke with Current Solutions and the electrical is on a timer. Current Solutions set the timer to have the lights come on when it gets dark outside. Kimberly is following up Current Solutions to have the electrical panel labeled and fix issues in 3E.

**PLUMBING**

The Board discussed a leak in the garage area. The leak appears to be coming from a units toliet ring will need to be replaced. Shannon Glover said there is a pipe that need to be addressed as well as the hangers are missing or non-existent. Shannon requested that Greg get with Randy Clements and add this to the scope of work William’s plumbing can complete at the Club. Shannon suggested that Williams fix the immediate repairs and Greg can address the hangers.

**POOL**

The pool store came and put the spa light in. There is still and leak in the spa. The leak detection company can not thread the jets due to the marsite. Kimberly is scheduling them to come back out to use a float to find the leak.

**GUTTERS**

The Board agreed to table this for our next meeting.

**PHILCO**

The Board discussed getting the items to allow maintenance to clean the dryer vents beginning the 1st quarter of next year. Kimberly will research dryer cleaning kits.

**RIPPEE CONSTRUCTION**

Kimberly advised the Board she did not receive the lien release from Carol. She has advised Carol that she has not received and will advise when received.

**ADJOURNMENT**: Pat Sharp motioned to adjourn at 5:31 P.M. CDT.