

**BE IT REMEMBERED** that the Board of Directors met in the Clubhouse, Hide-A-Way Lake, Pearl River County, Mississippi, on the 9<sup>th</sup> day of August and the following proceedings were had and done.

The Pledge of Allegiance was recited.

The regular monthly meeting was called to order by President, Robin Montalbano.

The roll call is as follows:

Robin Montalbano – President	Present
John Pigott – Vice President	Present
Tom Gibilterra – Secretary/Treasurer	Present
Jim Wells – Director	Present
Kathy Busco – Director	Present
Chad Hurst – Director	Present
Elizabeth Ennis – Director	Present

All members of the Board were present or accounted for.

The Security Contractor's Report for July 2023 was presented by Bruce Devillier, of Veteran Security Services.

The Chair entertained a motion to waive the reading of the Minutes of the Board meeting of July 12, 2023. John Pigott acknowledged the motion, Elizabeth Ennis seconded the motion. Unanimously approved.

The Chair entertained a motion to approve the Minutes of the Board meeting of July 12, 2023. Kathy Busco acknowledged the motion, Jim Wells seconded the motion. Unanimously approved.

#### **MANAGER'S REPORT – Bruce Devillier**

1. The Operational Budget has been finalized with the HAWL Staff and the Finance Committee for the Fiscal Year of October 2023 – September 2024. A resolution is forthcoming to approve in this meeting.
2. The corporate federal tax return for the fiscal year that ended September 30, 2022, was completed last month by Kent Whitfield's CPA firm.
3. The Mississippi Rural Water Association with the HAWL Staff and the Finance Committee have recommended a water rate increase. The base rate of 3,000 gallons will change to \$19.00 (previously \$16.25) and \$6.00 (previously \$3.50) per 1,000 gallons after the initial 3,000 base gallons. A petition will be filed with the Mississippi Public Service Commission this month. A resolution is forthcoming.
4. The water system operational and financial audit with the Mississippi State Department of Health was performed on July 28, 2023. Hide-A-Way Lake Water System received a rating of 5 out of 5.

5. This month bid requests will be sent out to paint the interior and exterior of both pressure tanks (the 13,000 gallons tank by well #2 and the 20,000 gallons tank by well #3) and pressure wash the outside of the 200,000 gallons water tower.
6. Chris McCraney Tree Service was paid \$3,500.00 for cutting low hanging tree limbs from some main road last month.
7. Our security contract with Veteran Security Services will have a rate increase effective October 1, 2023. The rate will increase to \$16.40 per hour from \$15.62 per hour. This is a 5% increase.
8. The civil case against Hide-A-Way Lake, Inc. (the developer of our community) for ownership of the 40 acres of land by the back spillway, of which 20 acres are wetlands, is scheduled for mediation on August 21, 2023.
9. Effective in August with the bill due September 25, 2023, Waste Management will change the monthly rate with a 4.6% increase. This will make the monthly rate \$17.27 compared to \$16.52. This increase is based on the Consumer Price Index (CPI) for CPI-WST (Waste, Sewer, and Trash). We have been with Waste Management for the past two years. The community has been very pleased with their service.
10. The Owner Inspection of the dam/spillway is required to be turned into the MDEQ by September 30, 2023. We are also updating our Dam Emergency Action Plan with the county emergency personnel.
11. Three Band on the Beach events were held and paid for by generous sponsors. The May 26<sup>th</sup> event featuring Rock Kandy was sponsored by TCI Trucking, the June 30<sup>th</sup> event featuring Runaway Train was sponsored by Triton Stone, and the August 4<sup>th</sup> event featuring Runaway Train was sponsored by The Scholarship Foundation for Hide-A-Way Lake Students. "Thank You!" to our generous sponsors for these great events!
12. Resident Swim began on August 8, 2023, with hours from 10:00 am – 4:00 pm, Tuesdays – Fridays. The pool will remain open with lifeguards on Saturdays and Sundays through September 24, 2023. The weekend hours are Saturdays from 10:00 am – 8:30 pm and Sundays from 12:00 am – 7:30 pm. The pool will also be open on Labor Day, September 4<sup>th</sup>, from 10:00 am – 7:30 pm.
13. On July 15, 2023, an election was held to fill two seats on the Board of Directors that was due to expire this year. The election votes were: Alice Button – 93 votes, Tom Gibilterra – 216 votes, John Pigott – 225 votes, and Stephen Strausbaugh – 124 votes. A big "Thank You!" to the Nominating Committee and Election Committee for their time and efforts given to this election. Congratulations to Tom Gibilterra and John Pigott.

14. The following is a report of our delinquent accounts as of July 25, 2023:

24 accounts are in the process of being worked in-house	\$7,332.18
1 account has received judgments and/or being worked by an attorney	<u>\$1,120.62</u>
Total	\$8,452.80

15. A Community Meet and Greet with the General Manager is scheduled for all property owners on November 4, 2023 at 9:30 am in the Waters Edge Restaurant. A community blood drive will take place in the Lodge parking lot from 10:00 am – 2:00 pm with United Blood Services. All donors will receive a \$15.00 gift card. Waters Edge will also be offering a Burger Special featuring a burger, anyway you want it, with your choice of French fries or chips for \$7.99 from 11:00 am – 2:00 pm.

**STANDING COMMITTEE REPORTS**

**Architectural Committee – Jim Wells**

For June 2023 the number of houses to date is 978. The Architectural Committee approved the following: 1 boat shelter, 1 concrete patio, 1 driveway, 1 enclosed porch, 2 fences (1 privacy fence, 1 wrought iron), 1 French doors, 1 garage addition, 1 generator, 1 parking pad, 1 patio cover, 1 propane tank, and 2 sheds.

**Finance Committee Report – Tom Gibilterra**

\$104,044.60	BANKPLUS - Operating Account
\$1,000.00	PETTY CASH
\$1,000.00	BANKPLUS - Payroll Account
\$106,044.60	TOTAL CHECKBOOK, PAYROLL, & PETTY CASH
\$81,391.44	BANKPLUS BUSINESS RESOURCE CD (4.625% matures 03/17/2025)
\$18,294.64	BANKPLUS CAPITAL RESERVE ACCOUNT
\$35,612.94	REGIONS BANK CAPITAL RESERVE ACCOUNT
\$61,185.26	SOUTHERN BANCORP BANK - BOARD CONTINGENCY ACCOUNT
\$82,503.89	FIRST NATIONAL BANK - BOARD CONTINGENCY ACCOUNT
\$278,988.17	TOTAL SAVINGS
\$25,346.73	CD - BANKPLUS - Water System (4.625% matures 03/17/2025)
\$79,750.92	CD - CRESCENT BANK (4.85% matures 08/28/2024)
\$77,141.66	CD - CRESCENT BANK (4.90% matures 02/28/2024)
\$90,080.09	CD - CRESCENT BANK - Water System (4.80% matures 02/28/2025)
\$272,319.40	TOTAL INVESTMENTS
TOTAL RESERVE	\$551,307.57
GRAND TOTAL	\$657,352.17
\$179,047.37	Checks & Debits made 06/26/2023 through 07/25/2023 from BankPlus Operating
\$256,904.89	Deposits made 06/26/2023 through 07/25/2023 from BankPlus Operating

On August 2, 2023, during the work session, the Board of Directors reviewed for the period of 06/26/2023 through 07/25/2023 the Checkbook Register Report for the Operating account, the Capital Reserve accounts, and the Board Contingency accounts.

### **Security, Safety, & Fire Committee – Kathy Busco**

Beginning Monday, October 2, 2023, Monday through Friday, Southgate will be open for a **TRIAL PERIOD ONLY** from October to December continually from 5:00 am to 9:00 pm. Using this trial period, traffic usage will be evaluated.

Stop signs at East Lakeshore Dr./Rollingwood Dr./and East Sunnybrook Road and at Grandview Ln./Mockingbird Ln. were reviewed. At this time, trees and shrubs in both areas will be cut back to create more open views.

The VSS Security Officers have been doing good things lately and the Security Committee would like to extend our gratitude. Officers have been instrumental in maintaining the quality of life of the community by bringing in trash cans and checking on homes, even those not on Vacation Checklists.

Roadway safety is an area of major concern for the community. Walkers: Please pay attention to your surroundings. While music is enjoyable when out exercising, it can also be distracting and impair your safety. Walkers and bikers must also move to the side of the roadway when there is approaching traffic. Children on scooters have recently become a safety issue. Parents: Please discuss with your children the importance of not riding in the middle of the roadway and to pay attention for traffic.

### **Lake Quality – Chad Hurst**

Water samples were collected from four locations on August 7, 2023. Test results of all four samples were within the Mississippi Standard for Recreational Waters.

Rainfall for July 2023 was measured at 3.67 inches which was 3.51 inches below the 30 year July average of 7.18 inches. Rainfall to-date was 38.91 inches which was 1.60 inches below the 30 year-to-date July average of 40.51 inches.

The Lake Quality Committee has purchased two automatic fish feeders. Convenient access is provided as the feeders are installed on boat docks at the Lodge and West Marina. Timers on both feeders are set to distribute feed at 6:00 am and 7:00 pm daily.

Our Fall Fishing Rodeo is scheduled for October 14, 2023. So fishing enthusiasts, get your tackle ready, check out your favorite fishing spots, and don't forget to explore the possibilities to enhance your fishing success by casting a lure or minnow around the fish feeders.

### **Long Range Planning – Robin Montalbano**

No report given.

### **Social Committee – Elizabeth Ennis**

The Social Committee hosted another successful Pizza and Pool Bash for the HAWL teenagers. It was a fun evening of swimming in the pool and lake, games on the beach, and enjoying pizza. The committee would like to thank Elizabeth in the Office, Ginger from the Waters Edge, as well as the lifeguards for making the evening such a fun and safe evening.

The Social Committee is also working on organizing future events.

**Public Affairs – John Pigott**

The “Meet the Candidates” session was held immediately after the Board of Directors meeting on July 12, 2023. In preparation for the Pearl River County primary election on August 8, 2023, the Public Affairs Committee invited local and state candidates who were running to this session to give them an opportunity to introduce themselves and answer any questions.

The 26 acres outside of the Southgate are up for sale. The committee is currently working to see if any drainage issues will arise that will affect Hide-A-Way Lake.

**UNFINISHED BUSINESS**

None.

**NEW BUSINESS**

A resolution whereby the Board of Directors of Hide-A-Way Lake Club, Inc. approves the fiscal year October 1, 2023 through September 30, 2024 Operating Budget.

WHEREAS it is in the best financial interest of Hide-A-Way Lake Club, Inc. to establish allotments within specific operating accounts, and;

WHEREAS the Operating Budget for the new fiscal year will reflect the following fees changes:

- New Water Rate Base Rate from \$16.25 to \$19.00
- Overage Rate from \$3.50 to \$6.00 prorated per 1,000 gallons
- Initiation Fee From \$1,000.00 to \$2,000.00 (this change only affects new property owners and is allocated towards capital improvements)

NOW THEREFORE be it resolved that the Board of Directors has resolved to accept management’s Operating Budget for the October 1, 2023 through September 30, 2024 fiscal year as submitted, which includes the above fees changes.

WHEREAS in the proposed Operating Budget:

Total Revenues are	\$ 2,274,872
Total Expenses are	<u>\$ 2,025,678</u>
Net Income	\$ 249,194

Capital Reserve Provision Savings \$ 211,500

Resolution offered by Chad Hurst seconded by Tom Gibilterra on this 9<sup>th</sup> day of August, 2023.

Robin Montalbano – President For

John Pigott – Vice President For

Tom Gibilterra – Secretary/Treasurer For

Jim Wells – Director	For
Kathy Busco – Director	For
Chad Hurst – Director	For
Elizabeth Ennis – Director	For

A resolution whereby the Board of Directors of Hide-A-Way Lake Club, Inc. ratifies the July 5, 2023 Work Session decision to petition the Mississippi Public Service Commission to change the water rate structure.

WHEREAS the current rate schedule has been in effect since May 2021, and;

WHEREAS during the Work Session held on Wednesday, July 5, 2023, the Board of Directors discussed changing the water rate (as follows):

<u>Current Rate</u>	<u>Proposed Rate</u>
\$16.25 first 3,000 gallons	\$19.00 first 3,000 gallons
\$3.50 per 1,000 gallons, pro-rated after 3,000 gallons	\$6.00 per 1,000 gallons, pro-rated after 3,000 gallons

And;

WHEREAS the new rate structure is projected to bring in additional revenue pending usage, which will have our water system operating at a lesser deficiency, and;

WHEREAS this rate change will require a petition to the Mississippi Public Service Commission to change our current water tariff, which details all changes.

NOW THEREFORE be it resolved that the Board of Directors of Hide-A-Way Lake Club, Inc. ratifies the July 5, 2023 Work Session decision to initiate the paperwork to the Mississippi Public Service Commission to change the water rate structure.

Resolution offered by John Pigott seconded by Elizabeth Ennis on this 9<sup>th</sup> day of August, 2023.

Robin Montalbano – President	For
John Pigott – Vice President	For
Tom Gibilterra – Secretary/Treasurer	For
Jim Wells – Director	For
Kathy Busco – Director	For
Chad Hurst – Director	Against

Elizabeth Ennis – Director

For

**ADJOURNMENT**

Motion to adjourn given by Jim Wells, Elizabeth Ennis seconded the motion. The meeting was adjourned by a unanimous vote of the Directors.

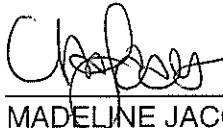
\_\_\_\_\_  
ROBIN MONTALBANO, PRESIDENT

\_\_\_\_\_  
TOM GIBILTERRA, SECRETARY/TREASURER

**STATE OF MISSISSIPPI  
COUNTY OF PEARL RIVER**

I, Madeline Jacobs, do hereby certify that the foregoing is a true and correct transcription, to the best of my skill and ability, of the Minutes taken at the meeting of the Board of Directors of Hide-A-Way Lake Club, Inc., held in the Clubhouse at Hide-A-Way Lake on the 9<sup>th</sup> day of August 2023.

THIS, the 10<sup>th</sup> day of August 2023.

  
\_\_\_\_\_  
MADELINE JACOBS



**Hide-A-Way Lake Club, Inc.**  
**2023 - 2024 Operating Budget**  
**Fiscal Year Ending September 30, 2024**  
**COMBINED BUDGET**

***REVENUES***

Membership dues	\$907,899
Restaurant sales	\$200,000
Water service	\$351,180
Garbage fees	\$202,059
Sewage fees	\$10,884
Security fees	\$209,000
Capital contributions	\$211,500
Interest income	\$8,000
Other income	\$174,350

***Total Revenue*** \$2,274,872

***EXPENSES***

Restaurant, cost of food	\$84,000
Payroll	\$529,737
Payroll Taxes	\$46,352
Employee Medical, Life, and LTD	\$57,024
Workmen's Compensation insurance	\$5,376
Restaurant supplies and expenses	\$2,500
Insurance liability	\$96,941
Guard service	\$371,444
Garbage collection costs	\$203,163
Sewage costs	
Repairs and maintenance	\$89,320
Utilities	\$50,500
Lodge supplies	\$10,500
Office supplies and expense	\$25,850
Professional services	\$20,000
Taxes and licenses	\$23,600
Public relations	\$8,000
Social Community Events	\$2,500
Fuel and oil	\$16,300
Bad debt expense	\$4,000
Telephone	\$11,650
Employee food	\$3,950
Fire protection	\$2,900
Interest expenses	\$11,700
Miscellaneous expenses	\$12,150
Depreciation	\$336,221

***Total Expenses*** \$2,025,678

***Net Income (Loss)*** \$249,194