

BE IT REMEMBERED that the Board of Directors met in the Clubhouse, Hide-A-Way Lake, Pearl River County, Mississippi, on the 12th day of July 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
Elizabeth Ennis – Vice President	Absent
Tom Gibilterra – Secretary/Treasurer	Present
Jim Wells – Director	Present
Kathy Busco – Director	Present
Chad Hurst – Director	Present
John Pigott – Director	Present

All members of the Board were present or accounted for.

The Security Contractor’s Report for June 2023 was presented by Evan Bartholomew, of Veteran Security Services.

The Chair entertained a motion to waive the reading of the Minutes of the Board meeting of June 14, 2023. John Pigott acknowledged the motion, Tom Gibilterra seconded the motion. Unanimously approved.

The Chair entertained a motion to approve the Minutes of the Board meeting of June 14, 2023. Kathy Busco acknowledged the motion, Jim Wells seconded the motion. Unanimously approved.

MANAGER’S REPORT – Bruce Devillier

1. The Capital Expenditure Plan for 2024 and our Ten Year Capital Expenditure Plan have been presented and approved by the Board of Directors. A resolution with details is forthcoming.
2. The Operational Budget is in works with HAWL staff and the Finance Committee this month for the Fiscal Year of October 2023 – September 2024. A draft proposal will be submitted next month.
3. 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.
4. The Mississippi Rural Water Association and our Finance Committee have reviewed our water rate. All numbers are being verified this month for the Board of Directors review next month.

5. The capital purchase of an additional fish feeder through Bass Pro was purchased last month for \$1,282.07.
6. The engine for the 2014 Ford F-150 (M4) had a tune-up with Mike's Dependable Automotive for a total of \$1,128.62.
7. Additional pool umbrellas were purchased through Amazon for a total capital purchase of \$1,332.75.
8. The Owner Inspection of the dam/spillway is required to be turned into the MDEQ by September 30, 2023. We are also up-to-date on our Dam Emergency Action Plan with the county emergency personnel.
9. Eagle Fireworks was paid \$6,000 for the Fireworks Show last week. This show is 100% funded through donations from generous property owners.
10. Two Band on the Beach events were held and paid for by generous sponsors. The May 26th event featuring Rock Kandy was sponsored by TCI Trucking and the June 30th event featuring Runaway Train was sponsored by Triton Stone. The next scheduled event is for Friday, August 4, 2023, and is being sponsored by The Scholarship Foundation for Hide-A-Way Lake Students featuring Runaway Train. The band will begin playing at 7:00 pm due to the heat.
11. Our Water System Emergency Response Plan was updated this month in accordance with the Mississippi State Department of Health.
12. The inventory of all of the water meter service lines and the water system asset inventory are in works for the EPA, which is due October 2024.
13. The water system operational and financial audit with the Mississippi State Department of Health will be performed on July 19, 2023.
14. The Property Owners Association Election for the two seats on the Board of Directors is underway. Ballots were mailed on June 27, 2023, and the election will be held on July 15, 2023.
15. The following is a report of our delinquent accounts as of June 25, 2023:

38 accounts are in the process of being worked in-house	\$10,153.65
0 accounts have received judgments and/or being worked by an attorney	<u>\$0.00</u>
Total	\$10,153.65

STANDING COMMITTEE REPORTS

Architectural Committee – Jim Wells

For June 2023 the number of houses to date is 978. The number of houses was reduced from 979 to 978. In June 2023, a request was submitted to rescind a house permit and was granted as no construction had begun. The Architectural Committee approved the following: 1 boat shelter, 1 boat slip, 1 bulkhead, 1 concrete patio, and 1 pier.

Finance Committee Report – Tom Gibilterra

\$70,717.35	BANKPLUS - Operating Account
\$1,000.00	PETTY CASH
\$1,000.00	BANKPLUS - Payroll Account
\$72,717.35	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
\$17,906.56	REGIONS BANK CAPITAL RESERVE ACCOUNT
\$65,592.96	SOUTHERN BANCORP BANK - BOARD CONTINGENCY ACCOUNT
\$50,750.38	FIRST NATIONAL BANK - BOARD CONTINGENCY ACCOUNT
\$233,935.98	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 \$506,255.38

GRAND TOTAL \$578,972.73

\$212,700.95 Checks & Debits made 05/26/2023 through 06/25/2023 from BankPlus Operating

\$232,578.71 Deposits made 05/26/2023 through 06/25/2023 from BankPlus Operating

On July 5, 2023, during the work session, the Board of Directors reviewed for the period of 05/26/2023 through 06/25/2023 the Checkbook Register Report for the Operating account, the Capital Reserve accounts, and the Board Contingency accounts.

Security, Safety, & Fire Committee – Kathy Busco

No report.

Lake Quality – Chad Hurst

Water samples for July were collected from four locations on June 28, 2023, (due to the July 4th weekend). Test results of all four samples were within the Mississippi Standard for Recreational Waters.

Rainfall for the month of June was measured at 4.47 inches which was 2.09 inches below the 30 year June average of 6.56 inches. Rainfall-to-date was 35.24 inches which was 1.91 inches above the 30 year-to-date average of 33.33 inches.

The Lake Quality Committee received the second automatic fish feeder on June 27, 2023. The units are installed on the boat docks at the Lodge and West Marina.

Long Range Planning – Robin Montalbano

No report given.

Social Committee – Elizabeth Ennis (Read by Bruce Devillier)

The Teen Pizza and Pool Bash is scheduled for Friday, July 21, 2023, for teenagers between the ages of 13 and 17. This free event starts at 6:00 pm with pizzas and refreshments at the lower level of the Lodge and concludes at 9:00 pm. Property Owners must make reservations for this event by calling the Office by July 18, 2023. Teens are allowed to bring one additional guest. The Social Committee is looking forward to the second year of this great event!

The Social Committee is also working on organizing future events.

Public Affairs – John Pigott

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

UNFINISHED BUSINESS

None.

NEW BUSINESS

A resolution whereby the Board of Directors of Hide-A-Way Lake Club, Inc. approves the year 2024 Capital Expenditure Plan and the Ten Year Capital Expenditure Program Plan.

WHEREAS identified capital projects within Hide-A-Way Lake Club, Inc. are either considered essential in their purchase and/or upgrade and/or repair, and;

WHEREAS specific fiscal allocations are subsequently required, and;

NOW THEREFORE be it resolved that the Board of Directors has approved the 2024 Capital Expenditure Plan and the Ten Year Capital Expenditure Program Plan and has decided to set aside \$401,000.00 for capital expenditures for the year 2024, specifically to be used for the following: bridge, interior renovation/furniture, technology equipment, pavilions/marinas/bulkhead, pool (umbrellas, trash can tops, furniture), lake management - recreation/dredge, maintenance equipment, tank (tower and hydro) inspections, water meter program and equipment, water system/lines/valves, perimeter fence/RV storage area, and gate system/gate arms/entrance road. See attached Capital Expenditure Plan Details for 2024 and the Capital Expenditure Ten Year Repair Program.

Resolution offered by Chad Hurst seconded by Tom Gibilterra on this 12th day of July, 2023.

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

ADJOURNMENT

Motion to adjourn given by John Pigott, Tom Gibilterra seconded the motion. The meeting was adjourned by a unanimous vote of the Directors.

ROBIN MONTALBANO, PRESIDENT

TOM GIBILTERRA, SECRETARY/TREASURER

After the Board of Directors meeting, candidates for the upcoming PRC Primary Election on August 8, 2023, were present for a Meet the Candidates Forum. This provided an excellent opportunity for members of our community to become acquainted with the people who will be representing them in the political arena.

**STATE OF MISSISSIPPI
COUNTY OF PEARL RIVER**

I, Elizabeth Rancatore, 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 12th day of July 2023.

THIS, the 13th day of July 2023.

ELIZABETH RANCATORE

**HAWL CAPITAL EXPENDITURE PLAN
Details for 2024**

Bridge *Engineer inspection/minor repairs
\$4,000

Interior/Furniture *NOTE: Restaurant inside chairs- REMOVED
\$15,000 *Outside "deck" furniture
*Tablecloths/skirts

Technology *Office upgrade/annual software
\$12,000

Marina/Bulkhead *Lodge bulkhead/re-deck 6 docks
\$45,000 *West Marina bulkhead and rebuild 12 docks

Pool *Umbrellas/stands/chairs
\$8,000

Lake Management *Management
\$25,000

Maintenance Equipment *Replace 2003 dump truck
\$125,000 *Replace 2010 Ford F-150
*Cutter, weedeater, blower

Water System *13,000 and 20,000 hydro tank in and out painting
\$135,000 *Tower pressure washed and inspected
*Water meter program
*Chlorine equipment
*Valves- Planning

Perimeter Fence *Repair areas
\$25,000 Note: Removed R.V. Storage

Gate System *Annual software
\$7,000

HAWL CAPITAL EXPENDITURE
TEN (10) YEAR REPAIR PROGRAM

Project	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	TOTAL
ROADS - CULVERTS - WATER DIVERSION											
CULVERT		7,500.00		5,000.00					15,000.00		27,500.00
OVERLAY OF ROADWAY		450,000.00		400,000.00		400,000.00			400,000.00		1,650,000.00
Bridge	4,000.00			4,000.00			4,000.00			4,000.00	16,000.00
STRIPE ROADS		25,000.00		25,000.00		25,000.00			25,000.00		100,000.00
SUBTOTAL - ROADS & CULVERTS	4,000.00	482,500.00	-	434,000.00	-	425,000.00	4,000.00	-	440,000.00	4,000.00	1,793,500.00
CLUB FACILITIES											
EXTERIOR RENOVATION / Lodge Parking lot					65,000.00					450,000.00	580,000.00
Interior Renovation / Furniture	15,000.00										60,000.00
Technology Equipment	12,000.00	12,000.00	12,000.00	12,000.00	40,000.00	15,000.00	15,000.00	15,000.00	15,000.00	40,000.00	188,000.00
AC's Units					20,000.00			25,000.00			45,000.00
DAM ENGINEER (DEQ Requires every five years)		7,000.00					10,000.00				17,000.00
PAVILIONS / MARINAS/Bulkhead	45,000.00				20,000.00		25,000.00				90,000.00
Recreation\ Tennis Courts					15,000.00		35,000.00				50,000.00
PLAYGROUND EQUIPMENT					35,000.00						35,000.00
POOL (Umbrellas, Trash Can Tops, Furniture)	8,000.00				10,000.00		20,000.00				58,000.00
LAKE MANAGEMENT - RECREATION\Dredge	25,000.00	25,000.00	500,000.00	35,000.00	25,000.00	25,000.00	25,000.00	25,000.00	35,000.00		245,000.00
MAINTENANCE EQUIPMENT	125,000.00			35,000.00	65,000.00			80,000.00			305,000.00
RESTAURANT / KITCHEN					15,000.00		45,000.00				60,000.00
WATER SYSTEMS											
TANK (Tower & Hydro) INSPECTIONS (Every Five Years)	65,000.00					5,000.00				5,000.00	75,000.00
Water System Tower Maintenance Program					30,000.00	30,000.00	30,000.00	30,000.00	30,000.00		150,000.00
Water Meter Program & Equipment	20,000.00						35,000.00	35,000.00			90,000.00
Water System / Lines /Valves	50,000.00				35,000.00		35,000.00	235,000.00			355,000.00
SECURITY											
PERIMETER FENCE / RV STORAGE AREA	25,000.00						50,000.00				125,000.00
Camera System					15,000.00						30,000.00
GATE SYSTEM \ GATE ARMS \ Entrance Road	7,000.00	7,000.00	7,000.00	7,000.00	7,000.00	7,000.00	7,000.00	7,000.00	7,000.00	35,000.00	98,000.00
GRAND TOTAL	401,000.00	533,500.00	544,000.00	523,000.00	447,000.00	507,000.00	451,000.00	452,000.00	527,000.00	534,000.00	4,929,500.00