

BE IT REMEMBERED that the Board of Directors met in the Clubhouse, Hide-A-Way Lake, Pearl River County, Mississippi, on the 11th day of October 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 September 2023 was presented by Elizabeth Rancatore.

The Chair entertained a motion to waive the reading of the Minutes of the Board meeting of September 13, 2023. Jim Wells acknowledged the motion, Kathy Busco seconded the motion. Unanimously approved.

The Chair entertained a motion to approve the Minutes of the Board meeting of September 13, 2023. John Pigott acknowledged the motion, Tom Gibilterra seconded the motion. Unanimously approved.

MANAGER'S REPORT – Bruce Devillier (Read by Elizabeth Rancatore)

1. On August 10, 2023, the petition to raise our water system water rate was filed with the Mississippi Public Service Commission. 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. The Mississippi Public Service Commission approved the petition on October 3, 2023.
2. The HAWL Office signed an engagement letter of services with Angela Hertzog of Grantham Poole Certified Public Accountants. This is for a CPA review, financial statements, and tax returns for the fiscal year of October 1, 2022, to September 30, 2023. Kent Whitfield's CPA Firm can no longer perform our audits/reviews.
3. On September 18, 2023, Hide-A-Way Lake Club, Inc. purchased 119.59 acres of land on the north side of our community from the original developer, Hide-A-Lake, Inc. The deed was filed with the Pearl River County Chancery Clerk Inst #2023008589 Bk: 2023 Pg: 8589 and it was recorded on September 19, 2023. The cost of this capital improvement purchase was \$274,581.09.

4. Stephen’s Tank Service has completed the painting of the interior and exterior of both pressure tanks (13,000 gallons and 20,000 gallons) in our water system. The exterior of the 200,000 gallon water tower was pressure washed and inspected. The total capital improvement cost was \$45,000.00.
5. VIF, LLC. has begun replacing the bulkhead at the Lodge Marina. Upon completion, they will begin replacing the bulkhead and the existing older docks at the West Marina. \$30,100.00 has been paid towards this capital improvement. The total budget for the capital improvement project is \$90,290.00.
6. The Southgate trial period for extended hours began Monday, October 2, 2023. Southgate will be open continually Monday – Friday from 5:00 am – 9:00 pm. Vehicle usage data will be collected to finalize if the hours of operation will be adjusted.
7. The lake will be lowered in January 2024 for a formal engineer inspection that is regulated by MDEQ.
8. American Sports Fish will do our annual lake assessment this month on October 26, 2023.
9. Section 6.4.1.1 of the HAWL Building Code has been revised for aluminum patio covers guidelines. A resolution is forthcoming.
10. The HAWL Flea Market is scheduled for Saturday, October 21, 2023, for property owners. A breakfast buffet is also planned with Waters Edge.
11. A Community Meet and Greet with the General Manager, Blood Drive, and Goodwill Express Donation Station are scheduled for Saturday, November 4, 2023. See *Echoes* and the HAWL website for more information.
12. The following is a report of our delinquent accounts as of September 30, 2023:

33 accounts are in the process of being worked in-house	\$6,991.74
1 account has received judgments and/or being worked by an attorney	<u>\$1,187.24</u>
Total	<u>\$8,178.98</u>

STANDING COMMITTEE REPORTS

Architectural Committee – Jim Wells

For September 2023 the number of houses to date is 979. The Architectural Committee approved the following: 2 fences (1 privacy, 1 wrought iron), 1 house, 1 patio cover, and 1 shed.

Finance Committee Report – Tom Gibilterra

\$37,676.50	BANKPLUS - Operating Account
\$1,000.00	PETTY CASH
\$1,000.00	BANKPLUS - Payroll Account
\$39,676.50	TOTAL CHECKBOOK, PAYROLL, & PETTY CASH

\$82,324.23 BANKPLUS BUSINESS RESOURCE CD (4.625% matures 03/17/2025)
 \$36,172.16 BANKPLUS CAPITAL RESERVE ACCOUNT
 \$53,418.72 REGIONS BANK CAPITAL RESERVE ACCOUNT
 \$46,740.68 SOUTHERN BANCORP BANK - BOARD CONTINGENCY ACCOUNT
 \$38,243.52 FIRST NATIONAL BANK - BOARD CONTINGENCY ACCOUNT
 \$256,899.31 TOTAL SAVINGS

\$25,637.22 CD - BANKPLUS - Water System (4.625% matures 03/17/2025)
 Closed CD CRESCENT BANK (4.85% matures 08/28/2024)
 Closed CD CRESCENT BANK (4.90% matures 02/28/2024)
 \$90,080.09 CD - CRESCENT BANK - Water System (4.80% matures 02/28/2025)
 \$115,717.31 TOTAL INVESTMENTS

TOTAL RESERVE \$372,616.62

GRAND TOTAL \$412,293.12

\$513,398.40 Checks & Debits made 08/26/2023 through 09/30/2023 from BankPlus Operating
 \$487,689.54 Deposits made 08/26/2023 through 09/30/2023 from BankPlus Operating

On October 4, 2023, during the work session, the Board of Directors reviewed for the period of 08/26/2023 through 09/30/2023 the Checkbook Register Report for the Operating account, the Capital Reserve accounts, and the Board Contingency accounts.

Security, Safety, & Fire Committee – Kathy Busco

The Security Committee is working on an E-911 plan to inform property owners to have their addresses clearly displayed and visible from the street. Addresses should be displayed either on the house or the mailbox, preferably on the house. This is for safety reasons and will assist first responders in quickly locating your home in case there is an emergency.

The HAWL Office has special automatic decals available for sale for motorcycles that will hold up better in the weather. These decals require special placement.

Lake Quality – Chad Hurst

Water samples were collected from two locations on October 2, 2023. Test results of both samples were within the Mississippi Standard for Recreational Waters.

Rainfall for September 2023 was measured at 1.60 inches which was 2.87 inches below the 30 year September average of 4.47 inches. Rainfall to-date was 42.17 inches which was 9.16 inches below the 30 year-to-date September average of 51.33 inches.

As a friendly reminder, our Fall Fishing Rodeo is this weekend. The rodeo begins at dusk on Friday, October 13, 2023, and ends promptly at 12 noon on Saturday, October 14, 2023. See you there! Stay safe! Have fun!

Long Range Planning – Robin Montalbano

No report given.

Social Committee – Elizabeth Ennis

The Social Committee has several fun events planned for the community.

On October 28, 2023, two fun events are scheduled. The Trick-or-Treat Stroll will be held from 1:00 pm – 3:00 pm at the Lodge lower level. This event is for elementary school aged children or younger. If anyone is interested in joining us in this fun event, please contact Elizabeth Ennis, the HAWL Social Committee, or the HAWL Office. The Social Committee is hosting the Annual Halloween Dance on Saturday, October 28, 2023, at the Lodge. The Blue Phoenix will be playing the music. Mixers and light snacks will be served. The dance is from 7:00 pm – 10:00 pm with doors opening at 6:30 pm (please note that the door opening time has changed).

The Brunch, Bingo, and Boutique in Waters Edge Restaurant is scheduled for Wednesday, November 1, 2023 from 10:00 am - 1:00 pm. Reservations are required and can be made by calling the HAWL Office. If you are interested in being a vendor at this event, please contact the HAWL Office.

Mark your calendars for the upcoming “Deck the Door” Christmas Contest. More information will be available in December’s *Echoes*.

Public Affairs – John Pigott

On October 2, 2023, Southgate opened for a trial period only continually from 5:00 am to 9:00 pm Monday through Friday. Pending usage, the trial period is planned to be from 60 - 90 days. Using this trial period, traffic usage will be evaluated to determine the feasibility of extending Southgate’s hours. These times are for exit and entry; however, only vehicles with a valid HAWL decal will be allowed entry, after verification.

The Picayune City Council has expressed concern with this. The records from the lawsuit on Southgate’s use has been reviewed and HAWL has the right to extend the open hours. The City of Picayune is also monitoring the usage by placing a traffic counter in the area. Please obey all speed limits while on Cooper Road.

UNFINISHED BUSINESS

None.

NEW BUSINESS

A resolution whereby the Board of Directors of Hide-A-Way Lake Club met in Work Session on Wednesday, October 4, 2023 to review the change to Hide-A-Way Lake’s Building Code.

WHEREAS the Board of Directors determined it was necessary for the Architectural Committee to review the current Hide-A-Way Lake’s Building Code regarding aluminum patio covers, and;

WHEREAS the Board of Directors determined the following change is needed to the Hide-A-Way Lake’s

Building Code:

- Revise 6.4.1.1 to read as...

The use of lightweight materials such as aluminum or similar materials will be limited to small areas of less than a total combined area 400 square feet and at least 25% of the perimeter shall be directly connected to the house. Roof/ceiling materials must be made of insulated panels. Lightweight materials will not be allowed in areas seen from common areas such as roadways, even if blocked by landscaping.

NOW THEREFORE be it resolved that the Board of Directors of Hide-A-Way Lake Club, Inc. approves the revision to Hide-A-Way Lake’s Building Code regarding aluminum patio covers per above.

Resolution offered by Jim Wells seconded by Elizabeth Ennis on this 11th day of October, 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

ADJOURNMENT

Motion to adjourn given by John Pigott, Jim Wells 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 11th day of October 2023.

THIS, the 12th day of October 2023.

MADELINE JACOBS