

BE IT REMEMBERED that the Board of Directors met in the Clubhouse, Hide-A-Way Lake, Pearl River County, Mississippi, on the 13th day of September 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	Absent
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 August 2023 was presented by Sam Hearty, of Veteran Security Services.

The Chair entertained a motion to waive the reading of the Minutes of the Board meeting of August 9, 2023. Kathy Busco acknowledged the motion, Elizabeth Ennis seconded the motion. Unanimously approved.

The Chair entertained a motion to approve the Minutes of the Board meeting of August 9, 2023. Tom Gibilterra acknowledged the motion, Jim Wells seconded the motion. Unanimously approved.

MANAGER’S REPORT – Bruce Devillier

1. On August 10, 2023, the petition to raise our water system water rate was filed with the Mississippi Public Service Commission. The Notice to Customers was sent out on August 28, 2023, with the monthly billing statements. 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. We are awaiting the Mississippi Public Service Commission’s review/approval.
2. On August 28, 2023, the HAWL Office signed an engagement letter of services for the fiscal year of operations of October 1, 2022, to September 30, 2023, for CPA review/financial statements/tax returns with Angela Hertzog of Grantham Poole Certified Public Accountants. Kent Whitfield’s CPA Firm can no longer perform our audits/reviews.
3. On August 21, 2023, an agreement was made with the original developer of our community, Hide-A-Way Lake, Inc., regarding the civil case concerning the 119.59 acres of land on the north side of our community. A resolution is forthcoming in this meeting.

4. Bids were opened on August 30, 2023, for painting the interior and exterior of both pressure tanks (13,000 gallons and 20,000 gallons) and to pressure wash the outside with inspection of the 200,000 gallon water tower. A resolution is forthcoming to award this project in this meeting.
5. On September 11, 2023, an emergency purchase and installation occurred of two 8" valves that control the 20,000 pressure tank with our water system from Ferguson Water Supply and Lyman Well Service. A resolution is forthcoming.
6. Bid proposals were received last month to bulkhead the remaining marina lake wall at the Lodge and to bulkhead and replace the existing older docks at the West Marina. A resolution is forthcoming to award this project in this meeting.
7. The 2014 Ford F-150 had a tune up last month at Mike's Dependable Automotive for a total cost of \$1,219.77.
8. Effective October 2, 2023, Southgate will be open for a trial period Monday – Friday continually from 5:00 am – 9:00 pm. We will collect all vehicle usage data to finalize if the hours of operation will be adjusted. This trial period is budgeted for 60 – 90 days.
9. The Owner Inspection of the dam/spillway was completed and the Emergency Response Plan was updated. Both were submitted to the MDEQ for review.
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 August 25, 2023:

29 accounts are in the process of being worked in-house	\$7,301.38
1 account has received judgments and/or being worked by an attorney	<u>\$1,096.68</u>
	Total \$8,398.06

STANDING COMMITTEE REPORTS

Architectural Committee – Jim Wells

For August 2023 the number of houses to date is 978. The Architectural Committee approved the following: 1 concrete patio, 2 decks, 1 dock, 1 pool, 1 roof extension, and 1 shed.

Finance Committee Report – Tom Gibilterra

\$77,680.38	BANKPLUS - Operating Account
\$1,000.00	PETTY CASH
\$1,000.00	BANKPLUS - Payroll Account
\$79,680.38	TOTAL CHECKBOOK, PAYROLL, & PETTY CASH

\$82,324.23	BANKPLUS BUSINESS RESOURCE CD (4.625% matures 03/17/2025)
\$36,059.03	BANKPLUS CAPITAL RESERVE ACCOUNT
\$35,631.63	REGIONS BANK CAPITAL RESERVE ACCOUNT
\$88,532.68	SOUTHERN BANCORP BANK - BOARD CONTINGENCY ACCOUNT
\$81,821.77	FIRST NATIONAL BANK - BOARD CONTINGENCY ACCOUNT
\$324,369.34	TOTAL SAVINGS

\$25,637.22	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)
\$272,609.89	TOTAL INVESTMENTS

TOTAL RESERVE	\$596,979.23
---------------	--------------

GRAND TOTAL	\$676,659.61
-------------	--------------

\$267,261.50 Checks & Debits made 07/26/2023 through 08/25/2023 from BankPlus Operating

\$257,459.89 Deposits made 07/26/2023 through 08/25/2023 from BankPlus Operating

On September 6, 2023, during the work session, the Board of Directors reviewed for the period of 07/26/2023 through 08/25/2023 the Checkbook Register Report for the Operating account, the Capital Reserve accounts, and the Board Contingency accounts.

Security, Safety, & Fire Committee – Kathy Busco

Beginning October 2, 2023, Southgate will be open for a trial period Monday through Friday continually from 5:00 am – 9:00 pm. Data will be collected from vehicle usage data to determine if the hours of operation will be adjusted. This trial period is scheduled for 60 – 90 days.

The Security Committee is working on a marketing campaign to inform property owners to have their addresses clearly displayed and visible from the street. This will assist first responders in quickly locating your home in case there is an emergency.

Lake Quality – Chad Hurst

Water samples were collected from four locations on September 6, 2023. Test results of all four samples were within the Mississippi Standard for Recreational Waters.

Rainfall for August 2023 was measured at 1.66 inches which was 4.69 inches below the 30 year August average of 6.35 inches. Rainfall to-date was 40.57 inches which was 6.29 inches below the 30 year-to-date August average of 46.86 inches.

Our Fall Fishing Rodeo is scheduled for October 14, 2023. So gather your family and fishing buddies and spend a delightful day cruising around Hide-A-Way Lake!

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 Children’s Trick-or-Treat Stroll for elementary school age children who are residents’ children and grandchildren is scheduled for Saturday, October 28, 2023, from 1:00 pm - 3:00 pm outside at the Lodge lower level. Children are encouraged to dress in costume as the Social Committee will also be in costume. The Halloween Bash is also on October 28, 2023, with doors opening at 6:00 pm and the party will be from 7:00 pm - 10:00 pm. DJ entertainment will be provided by the Blue Phoenix.

The Brunch, Bingo, and Boutique in Waters Edge Restaurant is scheduled for Wednesday, November 1, 2023 from 10:00 am - 1:00 pm. Contact the Office for more information or to make reservations for these fun events.

Public Affairs – John Pigott

No report.

UNFINISHED BUSINESS

None.

NEW BUSINESS

A resolution whereby the Board of Directors of Hide-A-Way Lake Club, Inc. approves the awarding of the construction job contract for new bulkheads at the Lodge area and West Marina and the rebuild/addition of boat slips at the West Marina.

WHEREAS it was determined that bulkheads of 350 feet at the Lodge area and 144 feet at the West Marina are needed, and;

WHEREAS it was determined that the thirteen (13) boat slips at the older north section at the West Marina need to be replaced, and;

WHEREAS it was determined that the addition of five (5) new boats slips at the West Marina will be an improvement, and;

WHEREAS after receiving two (2) bid quotes from the following:

<u>Company Name</u>	<u>Bid Amount</u>
Lamulle Construction	\$215,720.00
VIF LLC.	\$90,290.00

NOW THEREFORE be it resolved that the Board of Directors of Hide-A-Way Lake Club, Inc. approves the

awarding of the contract for new bulkheads of 350 feet at the Lodge area and 144 feet at the West Marina and to replace/rebuild the north section of 13 boat slips to 18 new boat slips at the West Marina to VIF LLC. for \$90,290.00. This total does not include the purchase of dirt to back fill/level the bulkheads.

Resolution offered by Tom Gibilterra seconded by Elizabeth Ennis on this 13th day of September, 2023.

Robin Montalbano – President	For
John Pigott – Vice President	Absent
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 decision to approve and appoint Robin Montalbano, President of Hide-A-Way Lake Club, Inc., to finalize the mediation and to sign all documents for the settlement agreement and release of the civil case number 1:22-CV-00127-SA-23-CV-98-S in the Chancery Court of Pearl River County Mississippi against Hide-A-Way Lake, Inc., the original developer.

WHEREAS mediation was held on August 21, 2023, at our attorney's office, Bryan Nelson's Firm, in Hattiesburg, Mississippi, with President Robin Montalbano and General Manager Bruce Devillier of Hide-A-Way Lake Club, Inc. and President John R. Garrett and General Manager Cassie Hollenshead of Hide-A-Way Lake, Inc., and their attorney of Adams and Reese, LLP. A settlement/agreement was reached for the protection of this community.

WHEREAS an agreement was reached to purchase the 119.59 acres for \$275,000.00. This acreage covers our main water flow that comes through Mill Creek and travels the entire 119.59 acres and is mainly wetlands on both sides of the creek. If this would belong to others and was eventually developed, it would create a major issue for our lake and community. An increase in water flow, erosion, and flooding could potentially take place as well as loss of fish, increased silt, and decrease property values.

NOW THEREFORE be it resolved that the Board of Directors of Hide-A-Way Lake Club, Inc. approves Robin Montalbano, President of Hide-A-Way Lake Club, Inc. to sign all documents for the purchase of the 119.59 acres of undeveloped land in the north section adjacent of our community for the purchase price of two hundred seventy-five thousand dollars (\$275,000.00) and release of the civil case. The purchase includes a restriction against commercial or residential development on this parcel for 20 years.

Resolution offered by Jim Wells seconded by Elizabeth Ennis on this 13th day of September, 2023.

Robin Montalbano – President	For
John Pigott – Vice President	Absent
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. approves the awarding of the construction job contract to paint the 13,000 and 20,000 gallon pressure tanks interior and exterior and pressure wash and inspect the exterior of the 200,000 gallon water tower.

WHEREAS recent inspections has showed that both pressure tanks are in need of interior and exterior painting and the water tower is due for an exterior inspection and pressure washing.

WHEREAS after receiving four bids from the following:

<u>Company Name</u>	<u>Bid Amount</u>
American Tank	\$70,148.00
Maguire Iron	\$63,650.00
Rusty's Tank Service	\$42,200.00 excludes water tower
Stephen's Tank Service	\$45,000.00

NOW THEREFORE be it resolved that the Board of Directors of Hide-A-Way Lake Club, Inc. awards the contractor job to paint the 13,000 and 20,000 gallon pressure tanks interior and exterior and pressure wash and inspect the exterior of the 200,000 gallon water tower to Stephen's Tank Service for \$45,000.00.

Resolution offered by Elizabeth Ennis seconded by Kathy Busco on this 13th day of September, 2023.

Robin Montalbano – President	For
John Pigott – Vice President	Absent
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. approves the emergency purchase and installation of the two 8" gate valves that control the 20,000 gallon pressure tank with our water system.

WHEREAS when preparing the 20,000 gallon pressure tank for maintenance and painting, it was discovered that both of the 1992 8" gate valves would not seal to complete this maintenance to the 20,000 pressure tank. Both Well #3 and Well #4 gate valves had to be shut so the pressure tank would seal, which means both Well #3 and #4 were taken offline. Therefore, Well #2 pumped only 200 gallons per minute and cut our water distribution very low to the gallons needed for the system, compared to normal pump rate of 550 – 700 gallons per minute.

NOW THEREFORE be it resolved that the Board of Directors of Hide-A-Way Lake Club, Inc. approves the emergency purchase of two new 8" gate valves from Ferguson Water Supply for \$3,227.63 and Lyman Well Service to install the valves for \$3,500.00.

Resolution offered by Kathy Busco seconded by Jim Wells on this 13th day of September, 2023.

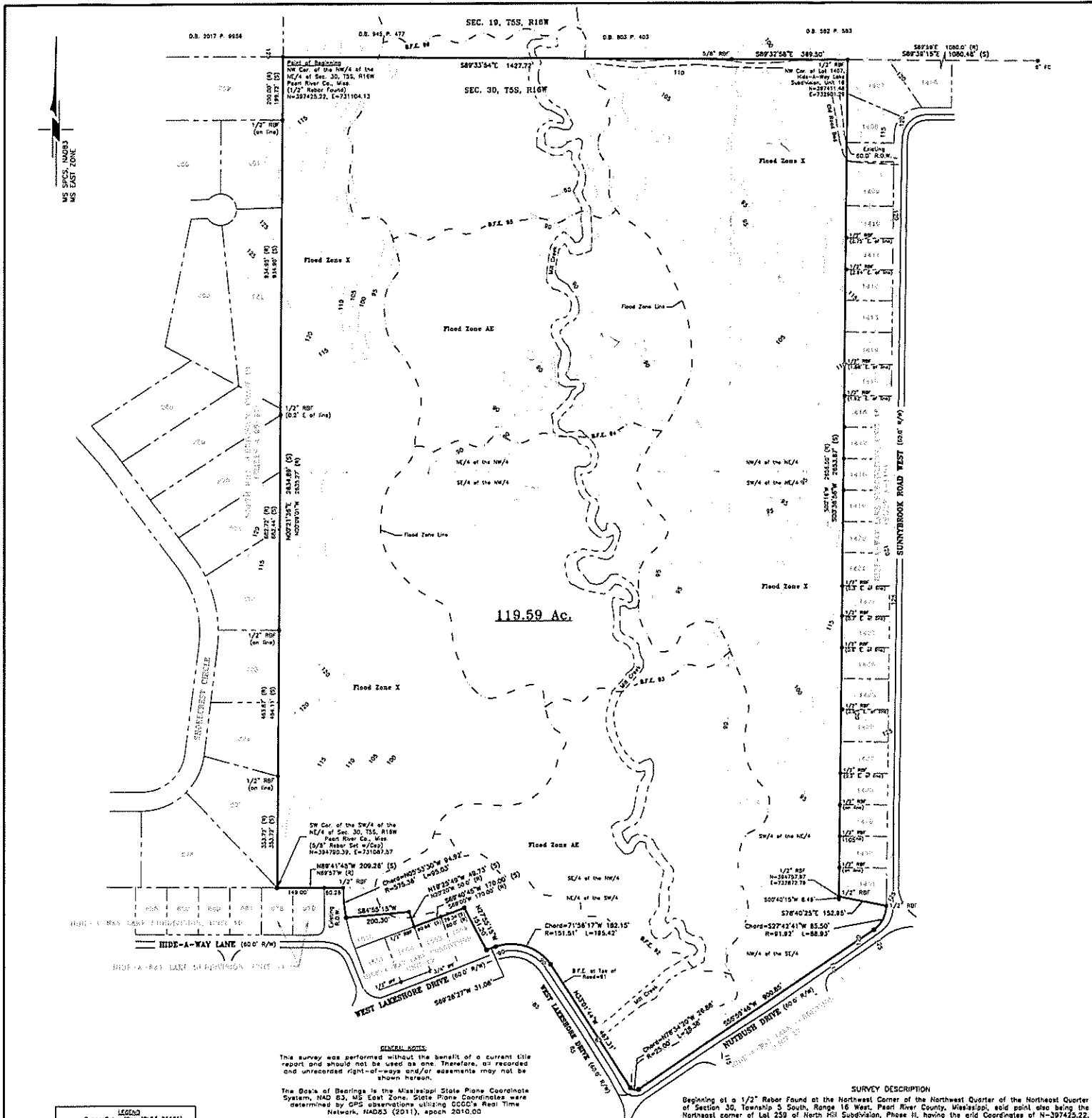
Robin Montalbano – President	For
John Pigott – Vice President	Absent
Tom Gibilterra – Secretary/Treasurer	For
Jim Wells – Director	For
Kathy Busco – Director	For
Chad Hurst – Director	For
Elizabeth Ennis – Director	For

ADJOURNMENT

Motion to adjourn given by 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



119.59 Ac.

SPECIAL NOTES
This survey was performed without the benefit of a current title report and should not be used as one. Therefore, all recorded and unrecorded right-of-ways and/or easements may not be shown hereon.

The Basis of Bearings is the Mississippi State Plane Coordinate System, NAD 83, MS East Zone. State Plane Coordinates were determined by GPS observations utilizing GCGC's Real Time Network, NAD83 (2011), epoch 2010.00.

At Point of Beginning
Convergence Angle: -00°24'34"
Combined Scale Factor: 1.000023416

No above/below grade utilities were located in this survey. A MS 811 "One Call" is recommended before you dig.

REFERENCE MATERIAL
As Shown Hereon

ELEVATION NOTES
The Vertical Datum used in the DTM generation is the NAVD83. Geoid18 is derived from GPS observations utilizing GCGC's Real Time Network.

LIDAR Data obtained from MARS (Mississippi Automated Resource Information Systems) was used in aiding with the DTM for the surface topography/contours.

FLOOD ZONE INFORMATION
FEMA FIRM NO. 26128C0310I, Effective Date: May 17, 1990, Map Revision Date: June 03, 2008

SURVEY DESCRIPTION
Beginning of a 1/2" Rebar Found at the Northwest Corner of the Northwest Quarter of the Northeast Quarter of Section 30, Township 5 South, Range 16 West, Pearl River County, Mississippi, said point also being the Northeast corner of Lot 258 of North Hill Subdivision, Phase II, having the grid Coordinates of N=307425.22, E=731104.13 according to the Mississippi State System, NAD83, MS East Zone; thence South 89 degrees 33 minutes 34 seconds East 1427.72 feet to a 5/8" Rebar Found at the Northeast Corner of the said Northeast Quarter of the Northeast Quarter of Section 30; thence South 89 degrees 32 minutes 58 seconds East 369.50 feet to a 1/2" Rebar Found (N=32741.48, E=73280126), said point also being the Northwest Corner of Lot 1407 of Hide-A-Way Lake Subdivision, Unit 18; thence along the West line of said Hide-A-Way Lake Subdivision, Unit 18, South 90 degrees 35 minutes 48 seconds West 253.87 feet to a 1/2" Rebar Found at the Southwest Corner of Lot 143; thence along the South line of said Lot 143, South 28 degrees 40 minutes 25 seconds East 152.95 feet to a 1/2" Rebar Found on the West right-of-way of Sunbriar Road; thence along said West line of said Lot 143, West 27 degrees 42 minutes 41 seconds West and a chord length of 85.50 feet; thence along said curve on arc length of 88.83 feet to a 5/8" Rebar Set with Cop at the West right-of-way of Nutcracker Drive; thence along said West right-of-way, South 53 degrees 58 minutes 46 seconds West 900.85 feet to a 5/8" Rebar Set with Cop at the P.C. of a curve to the right having a radius of 51.92 feet; a chord bearing of North 78 degrees 34 minutes 20 seconds West and a chord length of 26.88 feet; thence along said curve on arc length of 28.38 feet to a 3/8" Rebar Set with Cop at the North right-of-way of West Lakeshore Drive; thence along said right-of-way, North 33 degrees 01 minutes 44 seconds West 489.31 feet to a 5/8" Rebar Set with Cop at the P.C. of a curve to the left having a radius of 151.51 feet; a chord bearing of North 71 degrees 36 minutes 17 seconds West and a chord length of 182.15 feet; thence along said curve on arc length of 195.47 feet to a 3/8" Rebar Set with Cop; thence South 89 degrees 28 minutes 27 seconds West 31.08 feet to a 5/8" Rebar Set with Cop at the Southeast corner of Lot 1554 of Hide-A-Way Lake Subdivision, Unit 18; thence along said North right-of-way, on and along the North line of said Unit 18 for the following calls: North 27 degrees 55 minutes 15 seconds West 151.20 feet to a 5/8" Rebar Set with Cop at the Northeast corner of said Lot 1554; thence South 89 degrees 40 minutes 45 seconds West 170.00 feet to a 1/2" Rebar Found at the Northeast corner of Lot 1553; thence North 15 degrees 25 minutes 49 seconds West 49.73 feet to a 1/2" Rebar Found at the Northeast corner of Lot 1550; thence along the North line of said Lot 1550, South 84 degrees 55 minutes 15 seconds West 200.30 feet to a 5/8" Rebar Set with Cop at the P.C. of a curve to the right having a radius of 575.38 feet; a chord bearing of North 05 degrees 33 minutes 30 seconds West and a chord length of 84.92 feet; thence along said curve on arc length of 93.03 feet to a 1/2" Rebar Found; thence North 89 degrees 41 minutes 45 seconds West 208.26 feet to a 5/8" Rebar Set with Cop (N=324790.39, E=731087.57) at the Southeast corner of Lot 276 of North Hill Subdivision, Phase II; thence on and along the East line of North Hill Subdivision, Phase II, North 00 degrees 21 minutes 38 seconds East 2834.89 feet to the Point of Beginning, containing 119.59 acres, more or less, and being located in the Northeast Quarter of the Northeast Quarter, the Southeast Quarter of the Northeast Quarter, the Northwest Quarter of the Northeast Quarter, the Southwest Quarter of the Northeast Quarter, the Northwest Quarter of the Southwest Quarter and the Northeast Quarter of the Southwest Quarter, all in Section 30, Township 5 South, Range 16 West, Pearl River County, Mississippi. The Basis of Bearings is the Mississippi State Plane Coordinate System, NAD83, MS East Zone. This description is as per the field survey by Cutrer Land Surveying, LLC dated February 02, 2023, Drawing Number 1630-23.

REVISED: FEB. 27, 2023

PLAT OF SURVEY FOR:
HIDE-A-WAY LAKE, INC.
SECTION 30, TOWNSHIP 5 SOUTH, RANGE 16 WEST, PEARL RIVER COUNTY, MISS.

BASIS OF BEARINGS: MISS. SPCS, NAD83, MS EAST ZONE.
FIELD WORK: DEC. 08, 2022 **SURVEY CLASS:** "C"
DRAWING DATE: FEB. 02, 2023 **SCALE:** 1" = 200'
DRAWING NO: 1630-23 **FIELD CREW:** CHC,CHC **DRAWN BY:** CHC

SURVEYOR'S CERTIFICATION
I certify that this Boundary Survey, Return, Monumentation, and Record thereof was made by me or my assistants under my Supervisory Direction and that the same is True and Correct to the best of my Knowledge and Belief.

CHC

CHAD H. CUTRER, PLS 25125



CUTRER LAND SURVEYING, LLC
1100 W. STATE ST. SUITE 200
MEMPHIS, TN 38103
WWW.CUTRERLANDSURVEYING.COM

**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 13th day of September 2023.

THIS, the 14th day of September 2023.

ELIZABETH RANCATORE