



Laurel Woods POA

Minutes: Executive Meeting

November 24, 2025 at 5:30 PM

1. Roll Call of Attendance

Board of Directors (BOD):

- Robert Kendrick, President
- Eric Creel, Secretary
- Raymond Farlow, Treasurer

SFPM:

- Billy Rivera, Owners' Representative
- Michelle Gotham, Community Association Manager
- Jennifer Richardson, Bookkeeper

2. Financials

a. Account Balances:

- **Operations:** \$26,837.24
- **Reserves:** \$1,000

b. Collections:

- Billy reported he is in contact with the current attorney.
- Updated account balances have been forwarded to the attorney, and progress updates are pending.
- All future collections will be sent to McCutchen Law.

c. Waste Management:



- Discussion on pricing trash pickup for the clubhouse and the possibility of installing two 32-yard dumpsters for a temporary period.
- Billy stated Lee Disposal charges **\$505 per dumpster per pull**.
- Robert noted he has a cheaper connection and will obtain pricing.

d. 2026 Budget Review:

- Preliminary budget was reviewed.
- Some figures are confirmed actuals, while others are estimates due to lack of reliable data from the previous BOD and management.

e. Discussion on Dues Increase:

- Billy and Michelle advised against raising dues by 100% and provided guidance to the board.
- **\$50 vs. \$70 per month** was proposed and accepted by the BOD.

f. Budget Approval:

- Motion to approve the 2026 Budget made by Robert.
- Seconded by Eric.
- All in favor. **Motion passed.**

3. Miscellaneous Items

a. Discussion on how to properly run the membership meeting scheduled for **12/16/25**.

b. Robert requested that Billy contact the attorney regarding quorum requirements.

c. Billy reported harassing and vulgar phone calls received by the management office:

- Two male callers with blocked numbers used abusive language, including calling one employee the “C-word” and another a “slut” and “whore.”
- Callers were upset about the potential 100% dues increase.
- Staff explained the BOD was meeting to address the matter, but callers remained hostile.

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PROPERTY MANAGEMENT

d. (Continuing from above) Both callers expressed no concern for the explanation and were extremely nasty.

e. Pool house roof and siding have been completed.

f. Landscaper has begun cleanup work around the property.

g. Robert has donated his time and equipment to clean up pond areas and miscellaneous locations around the property.

Adjournment

- Motion to adjourn made by Robert, seconded by Eric.
- All in favor.
- **Meeting adjourned at 6:07 PM.**

Minutes recorded by

Billy Rivera, CPO, NP

Semper FI Property Management, LLC