



Meeting Minutes
Thursday February 19, 2026

- I. The meeting was called to order at 6:00P.M. by the Board President Jack Seitzinger. Board Vice- President Chris Monice and Board Secretary/Treasurer Debbie Pilcher were also present. Jack introduced the board confirming quorum was present. Twenty-one owners were represented at the meeting.
- II. Manager explained that the board met Monday February 16, 2026, in Executive Session to discuss and review twelve delinquent accounts representing \$65,751.34 owed to the Association.
- III. The board only the following seven items as indicated:
 - a. Meeting minutes from December 18, 2026, January 22, 2026, and Executive Session February 16, 2026. Debbie made the motion to approve and seconded by Chris, and it carried.
 - b. Approve Attorney recommendation on twelve accounts totaling \$65,751.34. Debbie made the motion to approve and seconded by Chris, and it carried.
 - c. Camera project at Club Palmetto by Live Mobile for 24,846.40. Debbie made the motion to approve and seconded by Chris, and it carried.
 - d. Approve December 2025 and January 2026 financials. Debbie made the motion to approve and seconded by Chris, and it carried.
 - e. Approve SBB Contract. Debbie made the motion to approve and seconded by Chris, and it carried.
 - f. Approve 5 Star Entertainment contract. Debbie made the motion to approve and seconded by Chris, and it carried.
 - g. Approve ARC process to document existing non-approved projects. Debbie made the motion to approve and seconded by Chris, and it carried.
- IV. Manager gave a breakdown of December 2025 and January 2026 and overall accounts receivable as well as an overview since 2018.
- V. Debbie gave a thorough explanation of the Entergy proposed Substation Connection/High Line addition. The Association and MUD are not a part of the affected area because their property has no inhabitants.
- VI. Chris gave an update on the Harpers Trace Gate, bids have been received and the interview process is to begin in the near future. Board discussed the possibility of Townhall to get feedback from homeowners.
- VII. Chris gave a summary of the Fine and Parking/Towing policy. Board advised owners that there would be an implementation process that would include both a notification and a compliance period before enforcement activity begins.



The manager gave an update on the website and showed the owners attending a live view of the website and where documents are being placed.

- VIII. The manager advised that the pool renovation at the Pool Barn is on schedule. Manager advised that benches at the new fire pit at Lake Palmetto Park are to be installed soon. Westco has begun mulching, manager gave owners a live view of where the mas are being posted. Manager advised that spraying of weeds begins in March.
- IX. The meeting was moved to owner forum. The following issues were discussed between owners and the board:
- a. Entergy's proposed High Wire.
 - b. Motorized vehicles on sidewalks, including scooters and bicycles.
 - c. Harpers Trace Gate.
 - d. Traffic concerns regarding light installation on Harpers Trace bridge.
 - e. Homeowners asked about committees. Board advised that committees will be utilized as projects get further along.
 - f. Speeding concerns were expressed. Board advised Quiddity had submitted their first recommendation and they were asked to present a more comprehensive plan.
- X. The meeting was adjourned at 7:04PM.

X *Aestrie Pilcher*

Date *3/23/26*