

Nottingham Property Owners Association
Annual Meeting Minutes

Tuesday, January 14, 2025 6:30 PM

La Quinta Inn & Suites by Wyndham Brunswick/Golden Isles

Present: Kristina Popwell, and Rebecca Stone, Advanced Management Services

There were 17 properties represented at the meeting , this does not qualify as a quorum. Minutes are for informational purposes only.

- **Call to order:**

The meeting was called to order by Chairperson Jackson at 6:22 PM.

- **Opening Remarks**

Jackson made an introduction of herself and the Board as well as the new management company AMS.

- **Accomplishments in 2024**

- The Board upgraded the landscaping at the entrances in 2024.

- **Budget**

- Rebecca with AMS presented the proposed 2025 budget with a \$50 increase in dues bringing the assessments to \$300 in July 2025.
 - Previously, the budget was structured on a July-to-July cycle. However, AMS has shifted to a fiscal year that begins in January. This change will require adjustments in the financial planning and reporting processes moving forward
 - AMS explained the community does not have a reserve account and has been carrying their balance over every year. The 2025 budget reflects the Board moving roughly \$16,000 into a reserve account at the end of 2025 for future capital expenditures.

- **Questions/Comments from the members who attended**

- An owner asked about having more streetlights installed, the BOD explained that currently, the POA is paying about \$7,000 for street lights a year.
 - Vice President Lidke-Prow explained that the BOD is looking into different options regarding the health of the lake.

Adjourn

Jackson made a motion to adjourn the meeting at 6:59 pm.

Respectfully Submitted by:

Rebecca Stone

Advanced Management Services LLC