

Pablo Bay HOA Board of Directors 2004-2005 Accomplishments

1. Verified Federal, state & local approval for our community's Storm Management System.
2. Reviewed insurance policies coverage & purchased Board Liability coverage.
3. Established various HOA Committees with Homeowner volunteers.
4. Reviewed and renewed with modifications all contracts i.e. BCM, R&D, Pool, Monitoring
5. Developed & implement interim Pool Party scheduling system.
6. Established on-line web site with numerous links.
7. Ensure annual fees mailed to a financial institution in South Carolina is transferred to local bank.
8. Repaired Pablo Bay Park entry arches.
9. Purchased Community entrance way announcement sign.
10. Prepared & published 3 Newsletters.
11. Community/social events – Saturday in the Park (150+ attendance), 4th of July Parade & Ice Cream Social (200+ participated), 2 garage sales (50+ homes), Movie in the Park (25 – 30 families), Holiday Party planned and Neighborhood Luminaries
12. Obtained attorney review of a separation agreement between Parc Group & HOA which was approved and HOA received \$6,477.00 in additional funding.
13. Adjusted Club House lighting to provide better lighting to nearby school bus stop.
14. Adjusted parking lot lighting to deter vandalism/loitering at night.
15. Purchased additional policy & safety signs within pool area.
16. Traffic Box at entrance to neighborhood to bring attention to speeding and speed limits.
17. Purchased & installed outdoor electric outlet near gazebo-Pablo Bay Park.
18. Significant cut back of landscape in all median strip throughout community, several times.
19. ARB/Board drafted an amendment to covenants which clarifies & proposes additional requirements on homeowners who intend to rent their homes. Will be presented for discussion at Nov. 9, 2005 Homeowners meeting.
20. Vandalism problem in pool & bathroom areas. Funding in the 2006 Budget will allow for the purchase of a computerized multiple security camera systems. Funding for 6 foot steel gates to the bathrooms will be deferred until camera systems is in place.
21. A 2006 Budget was developed & approved. For the first time it provides funding for ongoing yearly capital improvements without depletion of funds from the everyday operational accounts and the reserve account. Our home values increased substantially during the past year; our community enjoys a great reputation for its

beauty, and maintenance and many outsiders do indeed like our pool etc.

22. Retention Lake maintenance: we are in the process of obtaining a contract with a new firm which uses sterile algae eating fish. Will cost more but we expect more.
23. Pressure cleaning & Painting of Club House to include Cabana flooring for excellent \$ Tennis Court: Repaired & pressure washed.
24. Replaced Vandalized adjustable basket ball backboard with a fixed height board.
25. On-line Reservation system for Tennis Court, Basketball, soccer & pool parties.
26. Fishing dock in back of pool area--new wood railing and stained.
27. Pablo Bay Park Play ground fencing & additionally mulched. Other safety concerns being addressed.
28. 2006 Budget will provide funds for fencing of the pool kiddy playground.
29. Replaced three/four dead palm trees around pool area.
30. Extensive repairs to irrigation system; several major repairs were undertaken & costly.
31. Pressure cleaned all main & neighborhood signs; the Residence entryway, columns & bridge pressure clean twice. A sealant will be apply during the latter part of this year or beginning of next year.