

MIMOSA BAY WATERFRONT COMMUNITY

July 2020

NEIGHBORHOOD NEWS

Friday	July 3rd	9 - 2
Tuesday	July 7th	9 - 2
Thursday	July 9th	9 - 2
Friday	July 10th	9 - 2
Tuesday	July 14th	9 - 2
Thursday	July 16th	9 - 2
Friday	July 17th	9 - 2
Tuesday	July 21st	9 - 2
Thursday	July 23rd	9 - 2
Friday	July 24th	9 - 2
Tuesday	July 28th	9 - 2
Thursday	July 30th	9 - 2
Friday	July 31st	9 - 2



- The pool is open! Complete a waiver, abide by the additional guidance listed on the waiver, be respectful to the pool attendant and one another as we navigate these unprecedented times. We are all in this together and enjoy some fun in the sun!
- The clubhouse and the gym will remain closed during the current phase of restrictions. The HOA BOD continue to monitor the state/local guidance in regards to reopening these amenities.
- The parade for the Class of 2020 was a great success! It was wonderful to see so many neighbors come out to cheer and celebrate our Mimosa Bay seniors as they came through the community. Congratulations to all of our graduates and thank you to residents, George and Jack Davis, for planning this great event.
- The HOA Board of Directors met with representatives from Total Asphalt for a presentation on asphalt rejuvenation. Our roads are our largest community expense. Asphalt rejuvenation extends the life of the current roads, delaying the need for new roads and reducing the cost for road replacement. The HOA BOD will continue to explore proactive options for our community needs and fiduciary investments.
- The community has undergone two transfers from one developer to the next. The current Developer has begun the process for the turnover and final transfer to the community. This lengthy process may occur in phases. The Developer's majority votes will begin to transfer to the HOA at end of 2020. This will make each homeowner's vote necessary for decisions that require majority votes (quorum) to ensure the validity of any proceedings requiring a majority vote. There are 65 lots left in Phase 5 for development. It is anticipated that 25 homes will be complete by the end of 2020 and 40 homes will be built in 2021. According to the Developer, Phase 5 is expected to be ready for turnover within the next 12 months. However, they are still planning out the timing of that section of development along with infrastructure and amenity preparations. Phase 5 is still under Declarant control as it relates to roads, stormwater, building permits and all things infrastructure related. Therefore, if any infrastructure related defects are noticed, please immediately bring those concerns to the attention of CAMS or the onsite CAMS representative. The Developer will be notified and is

responsible for addressing all issues or defects with community infrastructure in Phase 5. The aforementioned agenda and timeline are merely an anticipated estimate of milestones established by the Developer.

- The Developer has been made aware of the roadway concerns / sink hole in Phase 5 and has confirmed he will take action to resolve and correct these issues.

FRIENDLY REMINDERS

- Official information for the HOA Membership is passed through HOA Monthly Meetings, Townhall Meetings, and through your Mimosa Bay Homeowner Portal.
- If you receive a compliance or violation notice from CAMS, please don't ignore it. Most compliance issues are easily resolved. Communication is key to quick resolution, so please respond to the notice.

WHAT IS AN HOA, HOA BOARD OF DIRECTORS AND WHAT DOES CAMS DO?

- **What is an HOA?**
A homeowner's association, HOA, is an organization in a planned community that enforces rules or covenants for the properties, common and shared, within the community. Prior to finalizing the purchase of their property, potential homeowners agree to the covenants and bylaws of the community. Each homeowner is a member of the HOA and pays dues that support the shared interest of the community. Residents choose to live within an HOA because they liked the shared vision that these covenants/bylaws uphold. The term HOA is often said in reference to the HOA Board of Directors, but every homeowner is a member of the HOA. Positive and active involvement from HOA members creates a positive impact. It is also true that lack of involvement can negatively impact the community. Consider volunteering for a committee or nominating yourself or a fellow resident to run for a position on the HOA Board of Directors.
- **What is the HOA Board of Directors?**
At the current time, the Mimosa Bay Waterfront Community HOA Board of directors are 4 volunteer residents in good standing who were nominated and elected to serve on the board for a term of two years. The current developer is also on the HOA Board of Directors. There will be two nominated and elected BOD positions and two appointed positions open November 2020. The nomination and election of HOA Board members occurs at the annual meeting. The individuals who make up the HOA Board of Directors are entrusted by the community to make objective decisions to uphold and enforce agreed upon covenants / bylaws and be good stewards of the community's fiduciary assets. The HOA Board of Directors meet at least 1x per month, communicates regularly about community concerns and develops plans to act according to the current and forecasted needs of the community. The community is always welcome to attend the monthly HOA Board of Directors meeting for an open forum and encouraged to attend the quarterly town hall meetings. The current state guidelines limiting the number of people indoors will be followed.
- **What Does CAMS Do?**
CAMS is the professional management company hired by Mimosa Bay Homeowners Association; Inc. CAMS provides a community manager that works closely with the BOD. Our new CAMS Community Manager is Angie Williamson. She will routinely inspect the facility and common areas to help identify concerns and compliance issues as well as provide consistent covenant and rule enforcement. Our CAMS Community Manager helps the BOD develop and/or review governing documents, assists with access to company executives and team members, as well as preferred CPAs, attorneys, insurance companies and other professionals and provides best-practice guidance for policies and procedures. CAMS will also be assisting with transition management of our community. CAMS deliver a monthly comprehensive financial package to the BOD.

If you have any suggestions for future newsletter topics, please send them to mimosabayhoa@gmail.com.