

Mount Shaddai Homeowners Association

Website: <http://www.mylshaddai.org>

Face Book: [El Shaddai Homeowners](#)

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Board Meeting

May 19, 2016

Present: Denise Dowling, Cookie Godsey, Anita Vick, Rick Dittman, Jon Schleuss

Absent Tom McLean and Henry Pelt. (A copy of our attorney's e-mail was sent to Tom McLean and Henry Pelt via e-mail.)

The purpose of the meeting was to discuss coming to a compromise concerning the disputed locked gate between El Shaddai II and III and El Shaddai I, potential use of El Shaddai II and III roads by specific parties in El Shaddai I, and egress concerns of El Shaddai II homeowners on El Shaddai I roads/property.

President Denise Dowling called the meeting to order at 10:09 am.

Denise Dowling distributed copies of the proposed settlement sent by our attorney. A copy was also sent to Tom McLean and Henry Pelt via e-mail by Anita Vick.

The initial issue was that owners and renters of El Shaddai I were using El Shaddai II and II roads even if these owners' and renters' properties were not adjacent to El Shaddai II and III boundaries. Their use caused excessive damage to the El Shaddai II and III roads. An existing gate between the two communities was locked to limit such access.

The placement of the gate had been made using an original survey that was done in the early 1980's. El Shaddai I recently got a new survey which shows that the gate is totally placed on El Shaddai I's property. Our attorney reviewed the new survey and concurred that the gate is on El Shaddai I property. Also, one existing home of El Shaddai II must use road access that belongs to El Shaddai I per the new survey.

Our attorney outlined some suggestions for coming to an agreement with El Shaddai I without having to go to court which would be costly to both associations.

An in depth discussion ensued; the result was that we had additional questions to clarify before sending the proposed agreement to El Shaddai I. Denise will contact our attorney for these clarifications. Our attorney will also be dealing with El Shaddai I.

1. Clarify what is considered a renter to the homes of Schuette, Brubaker and when a dwelling is built the Coxon's. (Does this include visiting friends and family when the home owner is not present?)
2. Should a road fee be charged to the Schuette, Brubaker, and Coxon's; or should there be no fees? (In turn the Vick's would have access to their property on El Shaddai I roads at no charge.)
3. Can the gate key be given solely to the Schuette's since they are the only ones who currently would use the gate? (The Board previously contacted EMS and the Fire Department and if they have to use that gate they have bolt cutters and require no key.)
4. Clarify that should workers, deliveries and others need access to the Schuette property through the gate, the Schuette's will need to be present to give them such access or they will use El Shaddai I roads. No one in El Shaddai II or III will be responsible as "gate keeper" for access to El Shaddai I.

Once these questions are clarified, President Denise Dowling will send the proposed settlement via e-mail to all board members for a vote on accepting the terms.

The motion was made by Rick Dittman and seconded by Jon Schleuss to adjourn the meeting.

Respectively Submitted
Cookie Godsey
Secretary