

The Lakes/Neptune's Cove
Northriver Community Association
Annual Meeting Minutes
December 9, 2025

The 2025 annual meeting for The Lakes/Neptune's Cove Association was called and held on December 9, 2025 at the Northriver Yacht Club. Kim Lawson with Duckworth-Morris Realty facilitated the meeting. Approximately, 10 homes were represented. Ms. Lawson called the meeting to order and welcomed the members who were present. Brief introductions were made.

Ms. Lawson presented the 2026 Budget and noted a budget increase in general maintenance. She stated the major general maintenance expenses in 2025 were due to sprinkler system repairs and electrical repairs of the lighting around the pond. There was an increase in the lawn maintenance expense due to more common area being maintained. The proposed 2026 budget is \$112,860.52. The budget for 2025 is \$111,600.52 and an amount of \$146,528.56 is projected to be spent. Once the Board of Directors approves the budget, a copy will be shared with the Association.

Cynthia Lowery and Dibya Singh of the Advisory Board were introduced. Cynthia Lowery reviewed the social events held over the past year noting significant attendance by the homeowners. Cynthia Lowery introduced the social committee members and named the members not in attendance and gave a brief description of what the social committee duties have been over the past year. Homeowners would like to have a neighborhood pavilion or clubhouse constructed that would hold more people for neighborhood gatherings. A homeowner asked if a neighborhood pool was in the plans for the neighborhood. Kim Lawson stated there wasn't a plan for a pool or other amenity to her knowledge.

A few homeowners spoke about the new construction in Neptune's Cove and The Lakes and their concerns about construction equipment and debris being left on the work sites, the location of a porta-potty, and the general uncleanliness of the lots. Kim Lawson will report these concerns to the Board.

There being no further business the meeting was adjourned.

End of meeting. Respectfully submitted: Kim Lawson