

Longleaf Community Association, Inc.
4th Quarter Board Meeting
Saturday December 4, 2021, 10 AM
Mountain Creek Inn Conference Center

Leslie Hudson, LCA President, called the meeting to order at 10:00 a.m. Also present were board members Tom Shaver, Ken Haas and Pamela Pendergrass. Additional residents in attendance were Ed Hudson, Keith Pendergrass, Steve Shuman, Dwight and Joan Johnson, Chris and Gloria Boyer, David Adams, Bruce Thompson, Jan Pylant, Judy Jenks, Gail Shoop, Tom McCann, Laura and Rick Fly, Martha-Sue Blythe, Patricia Collins, Mike Hurst, Bob and Charlene Burger, Tom Bowden, Margaret Kee, Carol Luthman, Terry Upton, Clark Gillett, Al and Velda Shackelford, Ken and Diane McCreless, Linda and Mike Ellis, Barbara Krywicki, and Larry Crane.

SPECIAL GUEST

President Hudson welcomed and introduced Sonny Horton, Vice President and General Manager of Callaway Gardens. Mr. Horton was warmly received by all in attendance. Mr. Horton asked how many had visited the new addition of Pumpkins at Callaway, and it was overwhelmingly attended by the homeowners in attendance. He then asked how many had already attended Fantasy In Lights and again there was an overwhelming response. Mr. Horton informed us that all that had been ordered for the new "walk-through" for FIL had finally arrived and would be completed and in place by this evening. Mr. Horton also gave a shout out thank you to Martha-Sue Blythe and her many Garden Angel volunteers for assisting in planting the many bulbs that Callaway Gardens had recently acquired. A question was asked about plans for Mountain Creek Inn. Mr. Horton stated that it is being used somewhat for staff living quarters and hoped to continue that with new staff expected to come in to fill positions open around the Gardens. He further stated that Mountain Creek Inn would never again be open to the public. He stated that it was not up to the standards of Callaway Gardens overnight destinations. Mr. Horton was asked about rumors of upcoming ideas to be added to Callaway

Gardens. Mr. Horton stated rumors are not information and suggested that rumors not be considered as something to consider. He informed all that Callaway Gardens would inform homeowners on a timely basis of any new attractions or update to attractions and events by Callaway when appropriate.

RECOGNITION OF NEW HOMEOWNERS

President Hudson welcomed Bruce Thompson, a new homeowner, in attendance.

APPROVAL OF MINUTES

Pamela Pendergrass, Secretary, made a motion to accept and approve the minutes of both the September 11, LCA meeting and the October 14, Special Called Meeting as the 9/11 minutes had been distributed to homeowners and both sets of minutes approved by officers prior to this meeting. Tom Shaver, Vice President, seconded the motion. Motion was passed unanimously.

LANDSCAPE COMMITTEE UPDATE

Judy Jenks, Chairperson, stated we would have a full application of pine straw to include front, side and back yards in February. She further stated that if homeowners wanted to pick up sticks and/or pine cones they should have this accomplished prior to the expected pine straw delivery. She will further notify homeowners of the exact date of delivery when we get closer via email. Chairperson Jenks also educated homeowners that completely stripping the yard is not a good idea as they would not get good coverage. She notified us that she will be sending out a questionnaire on homeowner's preferences of yard work to be accomplished for the upcoming year. It is important that all respond to her email stating their preference. She gave a shout out to Lance Bedgood and Mike Ellis for their continued work to help in pricing and scheduling for the Landscape Committee. She was asked to address two additional commons area pine straw applications for 2022 budget by Ken Haas. Chairperson Jenks explained that in June or July and again in November the common areas along the front entrance, post office and pool only would be refreshed which will make our entire neighborhood look better.

SOCIAL UPDATE

Margaret Kee, spokesperson for the committee, spoke of the recent "Longleaf Tree Lighting" social and what a success the event was. She invited all that were interested in joining their committee to please come forward. Kee stated that all ideas were welcome and additional members would be welcome as well.

IPS COMMITTEE UPDATE

Terry Upton, Chairman, notified all that the street signs had been installed and it only took approximately a year-to get the job completed. The only expected signs that were not yet installed were the entrance and exit signs that would be installed soon. He explained the many repairs that had been completed to the pool pump room and filter system. He stated that the pool water would be turned off within hours of the meeting by Chris Boyer. He gave a shout out to Bill Griffin, a new resident, who had put him in touch with a new provider for our pool cleaning that was also able to do some minor repairs as they became necessary. This new provider was welcomed by the IPS committee as cheaper and better able to clean and service our pool. He stated the repairs to the streets and crack-fill had been accomplished. The root cutting would resume as soon as equipment to accomplish the cutting was repaired. He also stated sometimes the lengthy wait period for things such as the signs were partially a necessary evil of being such a small organization. Our size does not command immediate attention to other large providers.

CAPITAL RESERVE PLAN

Tom McCann, spokesperson, for the sub-committee under IPS committee, informed us that a plan was submitted to the board in September. He stated this sub-committee has been monitoring projects this year and how they effect our Capital Reserve concerning cost. They are researching projects to be done over the next 15 years, trying to project dates and costs of such repairs and/or replacements. Some large expenses would be new asphalt for roads and the wood fence to be rebuilt and repaired in stages over time. McCann stated that this sub-committee would give a complete detailed report at our annual meeting this year scheduled for March 5th.

FINANCIAL UPDATE - 2022 PROPOSED BUDGET

Ken Haas, treasurer, began with a presentation of 2021 budget versus actual expenses. The document he used was the one he shared with the entire community. He gave us actual expenses through November with projections through the end of December. He explained the \$15k variance and gave an explanation on how the homeowners recouped this \$15k before arriving at the 2022 assessment. Capital Reserve assessments were increasing by \$25.00 per year netting a total decrease of \$11.00 per year. Haas projected our Capital Reserve to be \$350k at the end of the 2021 fiscal year. He also explained that our member equity was backed up by our 2 saving accounts. One account is at Peoples Bank and the other at Wells Fargo.

A question arose about Longleaf returning to two full applications of pine straw as had been done many years ago. Ken Haas, Treasurer, stated another full application would cost each unit another \$416.00 per year to return to the two full applications. It was also pointed out that price could be more as straw is not prolific in the summer months, especially the longleaf straw that we now use in the neighborhood. Then a question was asked what if we added to the 2022 budget for a half, front yards only, application. A straw poll was taken and 9 households voted in favor and a majority not in favor of pursuing that for 2022. Haas proceeded to give an overview of 2021 versus 2022 explaining the 2022 assessment being presented was a decrease of \$11.00 for each unit. President Hudson called for the question of 2022 budget approval. Tom Shaver, Vice President, made a motion to accept the proposed 2022 budget as presented, Pamela Pendergrass, Secretary, seconded the motion. The motion carried with unanimous consent.

OPTIONS FOR CAPITAL RESERVE INVESTMENT

Tom Shaver, Vice President, explained that we were all aware of low interest rates. Shaver explained there were internet options that allowed for a greater interest income that are not available to us as a small Homeowners Association, but only available to individuals. He explained that we were not drawing much on our Capital Reserve in a savings account but upon looking at a CD available we would look only at an increase of approximately one hundred dollars a year. If we took that option and interest rates began to rise, we could lose out on the higher rates.

The decision of the board was to leave the monies in the savings account at this time. President Hudson explained investments and the possibility of losing monies was not an option for our Longleaf Community Association, Inc., as a Property Owner Association (POA).

ASSESSMENT DUE DATE

Leslie Hudson, President, explained that our governing documents state that the board sets the due date for our assessment billing. However, this had not been done in the past and/or reflected in past board minutes. Subsequently, to ensure our minutes clearly reflect the actual due date she suggested we move our due date on our assessment invoices which come out in January and July to read "Due on the 15th of the month" which would allow our 15 days of grace to end on the last day of the month making anything paid after the end of the month late. In other words your January invoice will state "Due on the 15th" resulting in a February 1st payment to be late. The invoice in January will be emailed or mailed through the postal service by homeowner choice. It is her suggestion the board make a motion and accept this language. Tom Shaver, Vice President, made the motion to make this change beginning with the January statement stating "Due by January 15". Pamela Pendergrass, Secretary, seconded this motion. The motion carried with one, Ken Haas, opposed. During the discussion period Ken Haas had suggested the due date be stated as the end of the months to have late fees not to begin until the 15th of the following month. No motion was made or action taken to support this suggestion. The Secretary was asked (after the meeting but prior to the writing of these minutes) by Ken Haas to identify all opposed or abstention votes made by him by his name for the rest of his term of office.

DISSOLUTION OF COMMUNICATIONS COMMITTEE

Tom Shaver, Vice President, explained that this committee and respective subcommittees was unofficially dissolved years ago. This is a housekeeping vote to make an official dissolution. President Hudson explained that there were board appointees in place to continue many of the subcommittee functions tasks that were under the subcommittees. The board would continue to fill these appointees to keep things such as homeowner notifications, recommended providers list, Longleaf directory, website and welcome committee, but that the board is legally responsible for and will provide new homeowners with the documents and/or how

to access the Longleaf governing documents. Tom Shaver made a motion to dissolve this Communication committee and sub-committees and have the Board ensure that these functions are maintained and available. Pamela Pendergrass seconded the motion and the motion passed with unanimous vote.

UPCOMING BOARD ELECTIONS

Tom Shaver, Vice President, made all aware that there will be an election at our annual board meeting if there are more than 2 people running for open board positions. Ken Haas, Treasurer, has served in a board position for 6 consecutive years and according to our documents must drop off. Leslie Hudson, President, has served a two-year term and is up for re-election this year if she intends to remain on the board. Shaver encouraged people to begin thinking about running for an elected board position. You may want to run or encourage someone to run or make a nomination. Shaver will be sending out information in January on how to nominate someone or run for a seat on the board via email.

NEW BUSINESS/ICE DIRECTORY

Pat Shuman had presented to the board an idea that was explained at this meeting regarding a voluntary "In Case of Emergency" (ICE) contact. She is willing to add, if the board agreed, emergency contact numbers (for the board's purview only) in case of an emergency. An example: homeowner is on a trip and there is water coming out of the front door and if you can't reach the homeowner who do you call? Another example: homeowner lives alone, has an accident and is incoherent, who do you call? Just a backup for anyone who wants to leave an emergency contact number that is only in the possession of the board. Tom Shaver made a motion to offer the voluntary ICE directory contact to all homeowners. Pamela Pendergrass seconded the motion. The motion passed with 3 in favor and 1 abstention by Ken Haas.

There being no further business the meeting was adjourned at 11:15 a.m.

These minutes were respectfully taken by Pamela Pendergrass, Secretary.

**REQUESTED MEETING WITH THE LONGLEAF BOARD
BY RESIDENT OUT OF COMPLIANCE**

October 29, 2021

Conference Room of Sales office of Callaway Gardens

Those in Attendance:

Leslie Hudson – President

Tom Shaver – Vice President

Pamela Pendergrass – Secretary

Ken Haas – Treasurer

Referenced Resident and Wife

Leslie Hudson, LCA President, called the meeting to order at 2:00 p.m. The resident stated he had resolved the matter and was in compliance. He further asked the board to give him a variance concerning his trailer.

Discussion followed.

The Resident and his wife were asked to leave as the board needed to vote on the question.

President Hudson asked if there was any further discussion, there being none she called for a vote on the question before the board.

The variance failed with a majority vote of 3 to 1. Ken Haas has asked that he be recognized as the 1 vote that was positive for a variance in these minutes.

President Hudson stated she would notify owners of the decision reached by the board.

The meeting was adjourned.

From: Leslie Hudson <lesliehudson@gmail.com>

Sent: Sunday, October 24, 2021 11:23 AM

Subject: LCA Board Communication

Fall Greetings to Longleaf!

Your LCA Board held a 2022 Budget working session on 10.14.21 and two resolutions passed unanimously as follows:

A motion was made by President Leslie Hudson to accept changes to both the Homeowners Responsibilities and Compliance, and the Reservation and Usage Guidelines for the Longleaf Post Office, Pool Grill Area, and Greenspace, as presented by Terry Upton from his committee. The motion was seconded and passed unanimously. These documents are found in the binder on the table in the library area of the Longleaf Post Office.

A motion was made by Vice President Tom Shaver to accept additional pool expenses to get our pool in working order again to be paid from the Capital Reserve except for the expense items which will be paid from the operation budget. The motion was seconded and passed unanimously. The total amount is projected to be approximately \$9K.

On Sunday, October 31, a Skyview resident may bring a small group (7 total) from his daughter's school to Trick or Treat around our neighborhood after they go through Skyview. Five of these children are special needs children and he thought our quiet neighborhoods would be a perfect place for this special group. If you are available to welcome this very special group to our neighborhood, please leave your porch light on Sunday night for them.

Two (2) more lots have sold in Longleaf! Lot 60 on White Oak and Lot 111 on Dogwood Way. This leaves only five (5) lots available in Longleaf.

Our next quarterly LCA Board meeting is scheduled for **Saturday, December 4 at 10 AM.**

Leslie H. Hudson
LCA-President
132 Longleaf Way
229.291.8151

LONGLEAF BOARD OF DIRECTORS

October 19, 2021

Here is possible wording for actions we discussed regarding the Communications Committee:

1. The Longleaf Board moves to dissolve the former Communications Committee and its respective subcommittees, to include the Welcome Committee, as established in 2015.
2. A representative of the Board of Directors will ensure that new residents have access to Longleaf Governing Documents.

Working Session Resolutions of October 14, 2021

In accordance with 4.13 of the Bylaws of the Longleaf Community Association, Inc., a working session was held at the Conference room of the Callaway Sales Office.

Those in attendance:

Leslie Hudson – President

Tom Shaver – Vice President

Pamela Pendergrass – Secretary

Ken Haas – Treasurer

Judy Jenks – Chairperson of Landscape Committee

Terry Upton – Chairperson of Infrastructure, Pool and Security Committee

Tom McCann – IPS sub-committee Capital Reserve

Pat DiDomenico – IPS sub-committee Capital Reserve

Two Resolutions were passed by unanimous majority vote as follows:

1. A motion was made by President, Leslie Hudson to accept changes to Both the Homeowners Responsibilities and Compliance and Reservation and Usage Guidelines as presented by Terry Upton from his committee. The motion was seconded and passed unanimously.
2. A motion was made by Vice President, Tom Shaver to accept additional pool expenses to get our pool in working order again to be paid from the Capital Reserve except for the expense items which will be paid from the operating budget. The motion was seconded and passed unanimously.

Longleaf Community Association

Homeowner Responsibilities and Compliance

The homeowners in Longleaf, through the Longleaf Community Association, Inc. (LCA), took over the governance and management of the common area grounds and facilities within the Longleaf community on September 1, 2015. The oversight and work required on a daily basis of the common areas is now the responsibility of the LCA Board and various committees which are all comprised of Longleaf residents. Their top two priorities are to do everything possible to continue to make Longleaf a great place to live and sustain the property values of every home.

However, to achieve optimum success for these two priorities, it will require each homeowner in Longleaf to do their part. The "Homeowner Responsibilities and Compliance" is provided as follows:

1. Each homeowner needs to review the updated "Reservation and Usage Guidelines" for the Longleaf Post Office, Pool Grill Area, Greenspace, the Playground Area Rules, and the Pool Rules.
2. Each homeowner should communicate the above referenced rules and guidelines to all family and guests who visit them in Longleaf.
3. Homeowners are required to accompany guests to the pool, grill area and playground unless guests are staying with the homeowner overnight or if the guests are immediate family members. The homeowner is still responsible for the behavior of their family and guests and their compliance with the rules for the area used.
4. Any damage of a common area or facility, and the expense to the Longleaf Community Association to make the repairs, will be the responsibility of the homeowner whose family or guests caused the damage. A bill will be sent to this homeowner for reimbursement to the LCA.

Longleaf Community Association

Reservation and Usage Guidelines for Longleaf Post Office, Pool Grill Area, and Greenspace

Reservations: (Calendar is in the library on round table)

1. Reservations are on a first come first serve basis.
2. Reservations may be made up to 1 year in advance.
3. There are no blackout dates.
4. Reservations for pool grill area do not include the pool and pool deck area.
5. Fill in the date box on calendar with group, contact person's name, and phone number.

Usage Guidelines for Post Office:

1. The main guideline is to leave the Post Office in the same condition than you found it.
2. If food has been served, please make sure all trash is removed. Someone in the group must be responsible for disposing of it in their residential receptacle.
3. If you have adjusted the thermostat, please return it to the original setting.
4. If furniture has been moved, please return it to original layout.
5. Make sure all lights are off and both outside doors are locked and secure.

Usage Guidelines for Pool Grill Area

1. If you will be using the grill, please check in advance to be sure there is an adequate supply of propane. Someone on the IPS Committee will check the level once a month which should help this situation. If you find there is not enough propane, please contact Terry Upton at 352.502.2052 for assistance. **NOTE: Please make sure the grill dials are turned off, the grill top is closed and the grill cover is placed over the grill after it cools off. LEAVE THE PROPANE TANK VALVE OPEN (DO NOT CLOSE IT).**
2. Please make sure the grill is properly cleaned after it is used. There is no paid service to clean the grill. It is the responsibility of the homeowner reserving it to make sure it is clean. Contact Terry Upton at 352.502.2052 if you find the grill is not clean.
3. Remove all trash and place in the receptacle near the grill. There should be a supply of kitchen garbage bags under the grill but it is always a good idea to bring your own.
4. Please make sure all gates are properly closed.

Usage Guidelines for Greenspace

1. The main guideline is to leave the Greenspace in the same condition you found it.
2. If food has been served, please make sure all trash is removed. Someone in the group must be responsible for disposing of it in their residential receptacle.

Longleaf Community Association

Pool Rules

Safety Rules

- **NO GLASS OF ANY KIND** is permitted in the immediate area of the swimming pool or on the decks surrounding the pool. Beverages in containers other than glass may be consumed on the pool deck.
- Standard Red Cross safety rules should be followed.
- Non-swimmers must stay in shallow areas unless accompanied by an adult in the deep area.
- For the health, safety, and welfare of children under 16, they may not swim unattended. An attendant must be at least 18 years of age.
- No running, pushing, or horseplay will be permitted in or around the pool. All swimmers will be expected to exercise common courtesy while using the pool.
- No diving will be permitted at any time.
- No smoking is permitted in the pool area.
- No bicycles, tricycles, skates, skateboards, roller blades, etc., are allowed inside the pool area.
- Homeowners must discuss these rules and safety regulations with family members and guests before using the pool facilities and to assist in enforcing these rules.

Rules of Conduct

- No gambling, profane, or abusive language will be tolerated.
- Trash must be placed in containers provided.
- Pool furniture should be treated with care. Pool furniture should be returned to its original position when leaving the pool.
- Bathers must wear generally accepted swimming attire. No cutoffs are allowed in the pool.
- No food or beverage is allowed to be consumed in the pool.
- Music should be played at a volume which does not disturb others.
- Homeowners are responsible for any damage incurred by themselves and/or guests.
- Anyone showing sign of intoxication will be asked to leave the pool area.

Health Rules

- All bathers must shower before using the pool.
- Parents are cautioned to have children use the toilet before taking a shower or using the pool.
- Persons exhibiting any of the following should not use the pool: skin disease, inflamed eyes, cold, nasal discharge, ear discharge, or any communicable disease.
- Persons having open blisters, cuts, or skin abrasions are hereby warned that these might become infected and are advised not to use the pool.
- Spitting, spouting of water, or blowing the nose in the pool is strictly forbidden.
- All babies must wear swim diapers and swim attire.
- All parents will be expected to properly dispose of dirty diapers in the receptacles provided. No pets will be allowed within the pool enclosure.

Breaking ANY pool rule could result in the suspension of pool privileges.

Longleaf Community Association

Playground Area Rules

- Children must be supervised while using playground equipment.
- Playground is restricted to children 12 and under.
- Any equipment problems should be reported immediately to Terry Upton at 352.502.2052.
- No food or drink is allowed on equipment. Beverages in plastic containers are allowed in the play area.
- Unsafe behavior is prohibited.
- No more than eight (8) children are allowed on the equipment at any time.
- Only children under 25 pounds should be allowed on the baby swing.
- Please limit play if other children are waiting.
- Remove all trash when finished with play.

Longleaf Community Association, Inc.
Special Called Meeting
October 14, 2021 4:30 p.m.
Conference Room of the Callaway Sales Office

Leslie Hudson, LCA President, called the meeting to order at 4:30 p.m. She immediately adjourned to executive session for discussion of a property owner out of compliance.

Discussion and decisions were made.

A motion was made by Pamela Pendergrass, Secretary to proceed with the letter to the property owner informing the property owner of fines of \$25.00 per day if noncompliance was not remediated, explaining the time line and the right of the owner by written request to meet with the board. The motion was seconded and passed with three voting yea and one no vote by Ken Haas, Treasurer.

The meeting was adjourned at 4:45 p.m.

These minutes were respectfully taken by Pamela Pendergrass, Secretary.

Approval of these minutes of October 14, 2021, Special Called Meeting by:



Leslie Hudson, President 10.18.2021
Date Signed



Tom Shaver, Vice President 10-18-2021
Date Signed



Pamela Pendergrass, Secretary 10-18-2021
Date Signed



Ken Haas, Treasurer 10-18-21
Date Signed

Longleaf Community Association, Inc.
3rd Quarter Board Meeting
Saturday, September 11, 2021, 10 AM
Longleaf Greenspace

Leslie Hudson, LCA President, called the meeting to order at 10:00 a.m. Also present were board members Tom Shaver, Ken Haas, Sonny Horton and Pamela Pendergrass. Additional Residents in attendance were Steve Shuman, Keith Pendergrass, Ed Hudson, Nancy Liedtke, Mabry and Patricia Collins, Martha-Sue Blythe, Greg Howell, Tom and Sherry Royer, Pat and Kathy DiDomenico, Christine Haas, Chris and Gloria Boyer, Jan Pylant, Lynn Shaver, Jeff and June Register, Rick and Renee' Hernandez, Bill and Barbara Lipe, Barbara Krywicki, Terry Upton, Richard and Ursula Wagner, Carol Luthman, Margaret Kee, Patti Hasting, Melanie (Gogo) and Brad Curtis, Leo Berard, Don and Beverly Whiddon, Robert and Ruth Krywicki, Dean and Jill Boyer, Ray Smith, Demetria Hendrix, John and April Snelling, Lisa Pound, Karen Comer, and Clark and Barbara Gillette.

WELCOME

President Hudson welcomed new homeowners Jill and Dean Boyer, Leo Berard, Lisa Pound, April and John Snelling, Melanie and Brad Curtis, Ursula and Richard Wagner and Ray Smith.

SPECIAL GUEST

President Hudson welcomed and introduced Sonny Horton, Vice President and General Manager of Callaway Gardens. Mr. Horton was met warmly by residents who were enthralled with the new Pumpkin Festival and wanted to make known to him their approval of the work involved in making this possible at Callaway Gardens. Mr. Horton informed our residents of new things that have not yet arrived such as a 12- minute video clip of "The Wizard of OZ" and additional corn stalks and gourds. He shared the tower of pumpkins and their animation, putt-putt glow in the dark mini golf, the enchanted forest and the dance party. He shared information about the tent that included story telling time, pumpkin pie eating contest, merchandise along with other activities. He explained that this festival would run for 8 consecutive weekends and take about 10 days to turn over to

Christmas with the pumpkin tower turning into a Christmas animation, the 12-minute movie clip would be "The Polar Express" and the entire walk through and tent would be a Christmas journey. He also noted that there would be a new Christmas Scene on the drive through with a tunnel, much like the walk-through tunnel, before the new Field of Lights scene. All seemed excited at the new progress being made here with activities for families to enjoy. Mr. Horton excused himself to return to work.

APPROVAL OF MINUTES

Pamela Pendergrass, Secretary, made a motion to dispense with the reading of the minutes not yet approved and to accept previous minutes as written not yet approved as all had been sent previously to homeowners. The motion was seconded by Tom Shaver, Vice President, and the motion was unanimously approved. Ken Haas, Treasurer, had issue with approving both simultaneously as he wanted to add additional comments of discussion to the minutes of the Special Called Meeting of August 16. Pamela Pendergrass then made another motion to dispense with the reading of the minutes of the Special Called Meeting and accept the minutes as written of the Special Called Meeting of August 16. The motion was seconded by Tom Shaver, Vice President. President Hudson called for the vote of the motion before the board. The motion carried with three votes in favor and one no from Ken Haas, Treasurer. The prior mentioned 2nd Quarter meeting June 26th minutes passed unanimously.

IPS COMMITTEE UPDATE

Terry Upton, Chairman, informed all that the signs that had we all had been waiting for were due to be installed by the end of the month. He further informed of us the recent pool closure. Chairman Upton explained that the problem was leak in the pump room. He further notified us that he and his pool committee would be meeting with Aquarius, a pool company, regarding our pool and various problems the committee had encountered this year. He was informed there was a newly developed sand filter tank system that seems to be less problematic. The committee has asked for pricing of this newly developed feature. Chairman Upton is very hopeful and expects our pool to be in good shape by our opening next spring. He addressed our street and alley improvements. He has asked Keith Pendergrass to receive a bid from Jose to cut roots that are presently endangering our roadways

and some alleys on our property. He explained that the three major areas of needed repair will transpire on September 29th, if the weather is compliant. He expects completion of these repairs in one or possibly two days. He further explained the crack fill process will take place October 5th, also contingent on weather, and expects completion in two days.

LANDSCAPE COMMITTEE UPDATE

Jan Pylant, co-chair of the landscape committee, addressed the new plantings that the Landscape Committee have for the immediate and future plans. They plan to plant two or three crepe myrtle trees by the east gate entrance to the pool. They are hopeful these will form an arch over the entrance on that side. They also plan to do plantings of other plants on the bike trail cut through to the Lodge and Spa as well as the area around the memorial garden. They have future plans to plant azaleas in two areas - the area before the bike cut through on Maple Trace and the lower island around White Oak. She also informed us that rain gauge monitors should already be in place so that close, almost daily, monitoring will no longer be needed.

FINANCIAL UPDATE

Ken Haas, Treasurer, reported that as of the July 31, 2021, we had 156K operating cash and the 250K recently retired from a cd was moved into a savings account. He stated the 14K accounts receivable reported in that aforementioned report at the end of July was almost resolved with an insignificant amount remaining. He further stated our capital reserve balance was now \$371,253.40. He explained our 7-month operating expense was 16K to the good with 2K favorable to the pool operations but there could be billing issues here, 1K landscape irrigation to the good, 4K tree removal to the good and 4K favorable to road repair (crack sealing is scheduled to begin and asphalt repair which could require us to debit our capital reserve at the completion of these items). He went on to explain that at the end of the year excess cash has been given back to the community by reducing assessments for the next year. This year's budget from the P&L shows a loss of 15K.

GOLF CART POLICY

Leslie Hudson, President, stated that the community voting she extended to decide preference of gas or electric carts to recommend to Callaway Gardens as they requested was 4 to 1 in favor of electric carts only as is now the policy. She invited discussion on the other policy and changes homeowners had suggested. After dark usage was the top recommendation from many homeowners. Reminding all that this was only a recommendation and this was not our decision she stated this will be a recommendation coming from the board to Callaway. All other topics except logos were decided to make no recommendation for change. Concerning logos it was suggested that logos be allowed for athletics only. Discussion continued college or pro. It was decided to ask Callaway to review their no logo policy within the cart policy.

LCA INSURANCE COVERAGE

Leslie Hudson, President, stated that members of the board had met with Ken Coolick, our insurance agent, in August for the annual review of our policy as required by our governing documents. Our current policy is a 3-year and the premium comes due each September 1st. Per the review there were several items that needed modification with D&O coverage. Subsequently, Ken Coolick is looking at other options, but we have paid the premium for the 2021-2022 coverage. When we receive updated quotes, we will review again.

There being no further business the meeting was adjourned at 10:45 AM.

These minutes were respectively taken by Pamela Pendergrass, Secretary.

Approval of these minutes of 9-11-21, 3rd Quarter Board Meeting by:



9.29.21

Leslie Hudson, President

Date Signed



9/29/21

Tom Shaver, Vice President

Date Signed



Pamela Pendergrass, Secretary

Date Signed

Ken Haas, Treasurer

Date Signed

Longleaf Community Association, Inc.
Special Called Meeting
August 16, 2021 5:00 PM
Lodge and Spa Loblolly A

Special note - The original location for this meeting was the Longleaf Post Office. Due to inclement weather all homeowners were notified by email of the change of location by President Hudson. Notices of the change in location were posted on the front and back door of the Longleaf Post Office and the individuals that had requested outside seating were notified by telephone and/or text with confirmation by Secretary Pendergrass.

Leslie Hudson, LCA President, called the meeting to order at 5:03 PM. Also present were Board members Ken Haas and Pamela Pendergrass. Tom Shaver was not in attendance as he was out of town on vacation.

Additional residents present were Peggy Elder, Jan Pylant, Chris Boyer, Gail Shoop, Robert and Charlene Burger, Teresa and David Adams, Glenda Darley, Demetria Hendricks, Terry Upton, Margaret Kee, Patti Hasting, Leo and Kay Berard, Melanie and Brad Curtis, Steve Shuman, Bill Griffin, Ken and Diane McCreless, Mabry and Patricia Collins, Martha-Sue Blythe, Linda and Mike Ellis, Keith Pendergrass, Mike and M.J. Hartenstine, Sharon and Greg Howell, Van and Nancy Baker, Carol Luthman, Ed Hudson, Richard and Ursula Wagner.

President Hudson stated the reason for the called meeting, that being the selection of a vendor for our street repair/sealcoating project. As the vendor selected previously for this work backed out of the contract in July, other vendors/quotes had been solicited. The subsequent bids and reference checks left us with (3) vendors at higher pricing along with scheduling concerns.

SELECTION OF VENDOR FOR REPAIRS/SEALCOATING

President Hudson distributed three handouts prior to the meeting that she addressed in length. The handouts consisted of three documents as follows:

- **Street Sealcoating/Repairs Project History** – This information provided included minutes from prior boards and open discussions concerning our roads from 2016, -2017, 2018, 2020, 2021. She stated this represented the long on-going conversation of the Boards of Directors with our community as a whole with road repairs, sealcoating, and improvements and was not a new topic introduced recently.

- **Street Sealcoat/Repairs Project Scope of Work** – Statement of work that each vendor was given to provide a quote. Each vendor that provided a quote also completed a site review. The quotes from the vendors along with specific information was provided.
- **Reference Checks/ Information Sealcoating** – Reference check information on the vendors that were reviewed and additional information on sealcoating.

After the discussion of the handout President Hudson stated that today we are only choosing a vendor for our repairs and/or crack sealing as the viable vendor did not have an opening to put us on their schedule to sealcoat this year as their calendar was full for the remaining months in which they would take on a sealcoating project. Then she opened the floor for discussion and/or questions from homeowners in attendance.

Open Discussion

There was much discussion by the community and board members as to sealcoating. Many questions and answers were given. Some statements and questions from homeowners were: Is sealcoating going to extend the life or longevity of the roads? Secretary Pendergrass stated that she and other Board members, as well as a few homeowners, had searched for any impartial, independent studies reported by any branch of government or consumer report and were unable to find any concrete facts. It seems some large, well known HOAs use this on resident roads in rotation, and some managers of large, well known HOAs do not. Some believe it provides longevity and is aesthetically pleasing. Others believe this is total nonsense that it is neither aesthetically pleasing except for a very short time, maybe a year, and it does nothing for the longevity of the roads. One resident pointed out that to her aesthetics was no reason to spend so much money.

One homeowner asked would it be fiscally responsible to spend 10 to 15% of our reserve on sealcoating when there are no specific studies to show that it increases the life of the roads? One homeowner also stated he had an asphalt specialist that could meet with the board at no cost to discuss. The board invited the homeowner to bring the specialist to look at our roads.

There was much discussion of repairs to include (crack sealing and general repair of roads). It was a general consensus that this should be done on a yearly basis.

After much discussion President Hudson then brought the group back to the immediate reason for the called meeting. That being to select a vendor for repair and crack filling. The overall consensus was that immediate repairs were needed. President Hudson stated that this delay in sealcoating will give the board more time for additional research into this process. The President went through the various vendors. Terry Upton, Chairman of IPS committee, had also met with

all of the vendors that provided bids and provided his feedback. The vendors were discussed with pros and cons. Director Haas did question the range of bids: \$5,000, \$12,787 and \$15,780. It was explained to Director Haas that the low bid was from a F rated BBB company and the middle bid company did not want to take the job.

MOTION

Pamela Pendergrass, Secretary, made a motion to accept the bid from Wildcat Striping for repair and crack filling not to exceed the price on their quote for \$4,300 for asphalt repairs and \$11,480 crack filling of 10,287 linear feet. This motion was seconded by President Leslie Hudson.

The vote was called and the Board in attendance voted unanimously to proceed.

There being no further business the meeting was adjourned.

These minutes were respectively taken by Pamela Pendergrass, Secretary.

Approval of these minutes of 08-16-21, Special Called Meeting by:



Leslie Hudson, President

9.29.21

Date Signed



Absent

Tom Shaver, Vice President



Pamela Pendergrass, Secretary

Date Signed

Ken Haas, Treasurer

Date Signed

SEE ATTACHMENTS: Handout (7 Pages)

Street Sealcoating/Repairs Project History

Longleaf roads were paved in the fall of 2015 by Piedmont Paving at a cost of approximately \$200,000.

Longleaf Annual Meeting Minutes from 3.5.2016

Third he discussed the Longleaf streets. This subject involves 4 separate items.

1. Some surface defects are already appearing in the recently repaved roads. He has discussed this with the pavers, Piedmont Paving, and been assured that the paving work has a 12-month warranty and that these defects will be corrected as needed.
2. He has been told that our paving to enjoy the longest possible life span for streets should be sealed every 5-7 years. The current cost would be around \$35,000.
3. He mentioned and discussed that our roads would last longer if we had concrete siding. He does not know the cost of this but suggested this improvement be studied and cost estimate obtained.
4. He reminded the owners that our current reserve fund was designed to cover the cost of maintaining the structures of Longleaf...primarily the pool, pool house, & post office. Now that road maintenance is the responsibility of the LCA we must recalculate our reserve needs to provide for this responsibility. For reference, the cost of the recent paving was around \$200,000.

Longleaf Minutes from 6.14.2016

Addition to Capital Reserves: The Longleaf Capital Reserve Study, done in 2009, did not include reserve for roads. The study suggested increasing reserving \$10,000 per year in 2015 and again in 2022 to a total of \$120,000 per year. This reserving has been described as "very generous" and high enough to avoid the unpopular need for assessments. An important note is that our reserve is a "general reserve", not restricted to any particular areas or structures, and may be used to fund any capital expenses. Since our roads will need to be "sealed" in 4 to 5 years at a cost of \$35,000 to \$40,000 and repaved in 10-15 years at a cost of \$180,000 to \$200,000 or more, the Board feels that beginning with our 2017 budget Longleaf will need to increase our yearly contribution to reserves to allow for expenses associated with roads, the amount to be determined.

Longleaf Minutes from 9.5.2017

President Pendergrass stated that after many delays caused by our unusually wet summer our streets are currently receiving their yearly maintenance. At a cost of \$1950, Pro-Pave is sealing cracks, cutting roots growing under paving and striping the widened entrance pavement. He mentioned that this preventative maintenance should be repeated each Summer to prolong the life of our roads.

Longleaf Minutes from 9.27.2018

Under additional business Keith stated that as preventative maintenance repair of cracks in our asphalt and cutting of roots running under our streets will begin next week. The cost of this will be \$2700. He further noted that next year we may need to repair and seal our roads. The cost of this will be in the \$20,000 to \$30,000 range. This expense, if undertaken, will come from our capita reserve.

Longleaf Minutes from 12.11.2018

Some discussion of capital reserving followed, stressing that the largest future expense is and will be road maintenance. Our yearly repair of cracks and cutting of threatening roots helps greatly to defer the need for complete repaving. The fact that top coating the streets will probably be needed next year was mentioned. (This will also help prolong the life of the streets.) The cost of this is estimated to be about \$40,000, which will be taken from our capital reserve.

Longleaf Minutes from 9.2.2020

Open Discussion-Pamela Pendergrass brought up the maintenance of our roads & whether we need to reseal them. Ken Haas replied that repairs needed to be done before resealing & those plans are in the budget.

Longleaf Minutes from Special Called Meeting 4.23.2021

STREETS

Terry Upton, Chairperson of the IPS committee, presented bids received by himself and Keith Pendergrass concerning replacement, repair and sealing of the streets, alleys, post office and paved areas of Longleaf. He noted that the replacement was not needed at this time, but the costs were needed for the IPS subcommittee that is working on our Capital Reserve analysis. This subcommittee needed costs for future expenses to be calculated up to 15 years from now when it could be expected to need replacing. Three vendors were contacted for bids and consultation. The 3 components of the bids were discussed. Pertinent points made were:

Cost projection by Cousins/Callaway when they put the final finish top on the roads was \$188,000.00 with the thought there was a slight override on that projection to completion.

Today to replace the road with the bid from the same company, Piedmont Paving, was approx. \$330,000.00. At first look by the Capital Reserve subcommittee that could equate to approx. \$550,000.00 with inflation over the next 15 years.

Next Repair and Sealing was discussed with questions for need.

The cheapest bid for both repair and sealing was \$35,000.00 by a company, A Plus Parking, that was now on premises working for Callaway in the Villas. They could start quickly and would take approximately 6 days to complete the project. Many surface cracks and probable alligatoring of some street areas were noted. Others noted the marks on the asphalt that were in question of needing repair. Sealing was expected to help the roads last longer if maintained properly by sealing every 5 years. Demetria Hendrix pointed out that we needed to add repair of an area of Birch Street as it holds water and it was also pointed out that we have that same problem at the Post Office. This would be a slight increase to the bid as these two areas were not in the bid.

President Hudson again asked for a straw poll from the community present. The overwhelming majority was to proceed with this project as well.

The Board approved the resolution to repair (including the two earlier mentioned sites on Birch and the Post Office) and sealing of the streets and pavement of Longleaf streets with a follow up meeting with the contractor to address any questions the board might have.

Longleaf Minutes from 6.26.2021

Terry mentioned it was imperative for homeowners to watch their email beginning July 13th, which is the projected start date for seal coating. That date could change and he will keep us updated. There are 5 work days involved and all homeowners and vendors will be notified of the work starting and how to proceed. The question was asked how long the roads would need to dry and Terry responded 24 hours. The roads that are newly sealed will be blocked for the 24-hour drying time. We were also told there will be two days when the egress for our front exit will need to go through the construction gate which will be open for our exit. Ken Haas, treasurer, stated that the product to be used was changed from Coal Tar to Asphalt Emulsion.

In July we were informed that our vendor was backing out of the contract. This was communicated to the community along with the information that we would pursue other vendors. (5) vendors were contacted. (3) bid on the project, one never responded, and one declined to bid due to work schedule constraints. See attached SOW/vendor bids.

Street Sealcoat/Repairs Project Scope of Work

Asphalt Repair

Asphalt repair of damaged asphalt areas (2'x3') in the road by the post office and damaged areas (5'x15') at lot 60 and 61 with up to 4" of type F hot mix asphalt compacted to a minimum of 98% density. All excavated materials to be disposed of properly off site.

Hot Crack Sealing

Seal all cracks ¼" and larger before seal coat application for a total of **10,287** square feet.

Seal Coat and Striping

Seal coat entire asphalt parking areas and drives for a total of **30,579** square yards with Asphalt Emulsion Seal Coat. Repaint all existing parking lines, symbols, and any other existing markings with DOT approved lead free traffic paint.

Contractor to provide workman's compensation, general liability, and vehicle insurance.

Contractor to clean, remove all vegetation, and blow off debris before sealant applied.

Contractor to work with Longleaf project managers to conform to the 5-day schedule as provided by Longleaf. This 5-day schedule may or may not be continuous depending on weather.

Contractor to provide Portable Toilets for workers during the project. Location determined by Longleaf.

Vendors

PROPAVE (Temple GA) - \$35K SC*, \$2.5K CF, \$2.5 Repairs \$40,000
*Seal-master Asphalt emulsion and includes striping. Quote is for 1 application around neighborhood and 2x around front entrance where we get heavy traffic. Includes path from Maple Trace to Lodge. 6-month warranty. Longleaf has used previously with concern about follow-up, other reference was good. However negative with BBB.

Woods Sealcoating (Lanett GA) - \$56K SC*, \$10,287 CF, \$2.5 Repairs, \$68,787
*Includes striping and new reflectors where needed

Qualls Sealcoat (Columbus GA) - Will not bid due to workload

Wildcat Striping (Decatur GA) - \$31,480 SC*, \$11,480 CF, Repairs-\$4.3, Striping-\$1,504 \$48,411
*MicroPave ProBlend Asphalt Emulsion. Quote is for 2x around the entire neighborhood. Stellar reference. Quote included path from Maple Trace to Lodge at \$911. 1 year warranty

Jose Callejas provided a striping quote for \$980

Reference Checks/Information Sealcoating

Riverstone at Wildwood HOA Cobb County Georgia. Bruce Obrentz HOA Past President, past Treasurer, past Secretary

Q-Tell me about your HOA.

A-Developed in the 2002 timeframe. They have 100 homes. He did not know the miles/square yards of the asphalt. Fee simple.

Q-Tell me about your experience with sealcoating on the property.

A-They have sealcoated at least 2xs. The last time was 2019/20. They have found that it extends the life of the asphalt as well as minimizing the degradation of the asphalt from the elements. They do not have standard curbs - just curved concrete (I think it is similar to what is down the 100 block of Longleaf by his description) and unfortunately the sealcoating does not protect against that with big trucks. They have had some big chunks of asphalt come loose after being hit by trucks.

Q-Tell me about your experience with Wildcat Striping

A-They used Wildcat for their most recent project. This project included asphalt repairs, crackfill, sealcoating, and striping for their property. They were not the least expensive vendor but they were the best by far. They received (4) bids as per their governing documents and during the bid process the other vendors just provided the quote where Wildcat provided knowledge, information, and needed perspective on what would be the best use of the HOA money. An example was with the asphalt repairs. Wildcat told them they could just sealcoat over some of the repairs, however it would not last and they recommended making asphalt repairs before sealcoating in certain areas for the long term value. Wildcat had different teams with the various components (repairs, sealing, striping) of the project and each was very professional, had a daily touch base, minimized the repairs, communicated, went overboard with customer service, and picked up after themselves. They could not have asked for better - they were wonderful. Great foreman also. Stellar references.

Q-Anything you can share that we may not have discussed?

A-They had to hire a Security company to come in to keep people off the newly sealed roads. They had a couple of homeowners who were very inconsiderate and moved cones and drove over the sealcoat before the curing time was completed. They ended up having to fine them \$500 in order to pay Wildcat to come back. Weather was an issue for them too.

Hunter Bend Community - Lake Wedowee, AL. Ken Smith

Tell me about your HOA - HOA with 200 homes. Most homes are 3/4-1 acre lots. Ken did not know the mileage as there are many roads leading into coves along with main streets.

Tell me about your experience with Tom/Propave - Tom/Propave completed asphalt repairs and sealcoating of a main section of road 3 years ago. The work completed was very good, Propave stood by their work w/o the HOA having to ask, they were always there when they said they would be there, honest, and they worked out very well for them.

Anything else that you can share that we may have not discussed? They have found that larger companies do not want to work/even provide quotes because of the small size of their HOA. If the job was too big for Tom/Pave he may sub out or partner with another company.

Piedmont HOA-Pine Mountain, GA

I spoke with the VP of the Piedmont HOA Board for perspective on how they handle their roads.

Piedmont has 189 homes, fire station, playground, tennis courts (clay), 2 lakes, swimming pool, a dam, security gate, 8 common acres, and 12 miles of roads/asphalt.

Their roads had deteriorated to the point that they could no longer patch/repair the large cracks and potholes. Therefore, several years ago, they had to totally repave 9 miles of their 12 miles of road. They did not have enough money in their reserve to pay for it outright so they had to take out a long term loan with First Peoples' Bank. Subsequently, in order to not get into this situation again, they established a capital plan that goes out 10 years. They also changed their Bylaws so that each board has to update the capital plan annually. **Included in this plan is to sealcoat their roads every 5 years.**

Tim Whitehead - Director of Engineering/Construction & Garden Services

Talked with Tim Whitehead from Callaway who is in charge of their asphalt projects. Those projects include the Sales Office, Villas, and Lodge and Spa parking lot. They have completed the Sales Office. They are completing the Villas in stages due to capital constraints. They use asphalt emulsion versus coal tar due to the fact that it is more environmentally friendly. The next phase is for the sections to the pool. This phase has not been approved yet by the owners council. The owners council will meet later this year. They are currently in the bid process for the Lodge and Spa parking lot. They have used Asphalt Atlanta/A+ Parking Lot and have been pleased. The company returned to correct minor issues (some puddling) and they back their product.

Tim Becraft-Chair of Piedmont Finance Committee and Architect of their Capital Strategic Plan

I learned from the Piedmont VP that Piedmont totally repaved 9/12 miles of their roads in 2014/2015. Seal Coating is in their plan for every 5 years. My question to Tim was "If this is in your plan shouldn't seal coating have been completed last year or planned for 2021?" He answered that Piedmont recently had to build a wall around their dam and had to borrow money for that project. They are in a debt reduction mode and subsequently, they had to move the seal coating out further in their capital plan.

Robert Wolford - Piedmont Subject Matter Expert. Robert formerly owned a paving company and headed up Piedmont's efforts in repaving and maintaining their roads.

Robert was in the asphalt and concrete business so never got into seal coating. He stated asphalt will flex only so many times and then will crack. Water is the enemy, and with cracks, the water gets underneath and therefore the damage. The roads in Piedmont in 2014/2015 were 20-25 yrs old and beyond patching/repairing. Therefore they repaved the majority of the roads. However, they did seal coat Fox Court and White Oak Point roads so that the owners/homes on those roads would feel like they had received the benefit also. He has been in Longleaf and thought we had a beautiful neighborhood. Felt like seal coating would make the neighborhood look very nice. However he saw that we needed to seal cracks. He could not definitively say that seal coating extended the life of asphalt. He said no one could. He did say seal coating made the road a bit more "slippery".

I went out to Piedmont this afternoon to look at the two roads that had been seal coated 5-6 years ago as compared to the roads that were resurfaced 5-6 years ago. Piedmont's main resurfaced roads look like they are in really good condition. The roads that were seal coated have some cracks and at some of the edges they are in need of repair. They do not have curbs/gutters. The difference, as I saw it, was that the resurfaced roads were in good shape now after 5-6 years ago compared to OK/fine shape now with seal coating 5-6 years ago. We have been told that seal coating averages about 5 years and those two roads in Piedmont substantiated that time frame.

Hawthorne Residential Ed McVeigh-Owner South Carolina

Tell me about your business-Apartment Mgt and ownership. Top 50 in country all over the SE. Most apartments/areas are in the 30-40K square yards of roads/areas to repave.

Tell me about your experience with sealcoating – standard/best practice. Usually sealcoats 2x and finds it gives them an extra 10 years on pavement.

Tell me about your experience with Jeff Brewer with A+ Parking Lot Services-Jeff/A+ does the sealcoating and repair work for him all throughout the SE. He is very capable, reliable, and knows what he is doing. Jeff also completed repairs depending on the situations.

Anything else that you can share that we may not have discussed? Not really. Felt like we would be very pleased with his services.

KBI Property Management, Inc. Ted Norcross Georgia

Tell me about your business-Commercial Property Mgt. They manage large malls, fast food restaurants, etc. Square footage varies.

Tell me about your experience with sealcoating – They sealcoat/stripe their properties.

Tell me about your experience with Jeff Brewer with A+ Parking Lot Services-Jeff/A+ is on top of their game. What he commits to is what he delivers.

Anything else that you can share that we may not have discussed? Just that he has dealt with Jeff/A+ for many years and is totally pleased.

Singleton & Company John Singleton Atlanta, GA

Tell me about your business-Commercial Properties. Shopping Centers.

Tell me about your experience with sealcoating – He sealcoats his commercial properties.

Tell me about your experience with Jeff Brewer with A+ Parking Lot Services-Jeff/A+ has completed 2-3 properties for him. Very well pleased with him. Good price, delivered what he said he would do.

Anything else that you can share that we may not have discussed? He would use him again.

Preston Grove Properties Karen Stitely Savannah, GA

Tell me about your business-LMS Property Mgt. 192 Apartments.

Tell me about your experience with sealcoating – Latest sealcoat was a renovation job with the apartment complex and was featured on their website it turned out so well.

Tell me about your experience with Jeff Brewer with A+ Parking Lot Services-Very happy with his work.

He was an easy to work with vendor. He delivers what he says he will deliver. He communicated well throughout the project.

Anything else that you can share that we may not have discussed? They will definitely call him again.

Asphalt Atlanta Steve Stevens Kennesaw, GA

Tell me about your business-Family owned business for 40 years. Has been doing paving for Joe Rogers-Waffle House for many years. Joe Rogers recommended him to Callaway Gardens and he currently has the contract for the Lodge/Spa parking lot, Villas, Sales Office. Working with Tim Whitehead at Callaway. He also does quite a bit of work for GA Power.

Tell me about your experience with Jeff Brewer with A+ Parking Lot Services-Jeff is a subcontractor with him and does excellent work. Asphalt Atlanta grew so large that they could not continue to provide sealcoating so he subs that piece of the work to Jeff and A+. Since Jeff is a sub of his and represents his company, he has to provide the quality/service that Asphalt Atlanta would. Steve has found that Jeff ensures the quality at reasonable prices.

Anything else that you can share that we may not have discussed? He is aware that Jeff is quoting on this job and Steve is OK if Jeff can work our job into his work while at Callaway. However, Asphalt Atlanta is getting very busy now and needs Jeff in Augusta/Savannah soon.