

Clipper Estates HOA Update Topics

1. The Clipper Estates HOA board and parcel representatives are all your neighbors who are not paid and volunteer their time to manage the HOA with the paid help of our property manager Renaissance.
2. Elections – our bylaws say we should have an annual meeting for board and parcel representative elections. It also says we should elect half the board members in even years and half in odd years. We have adhered to this when we could but two resignations got us off. Most elections we struggle to get people who are willing to run at all. The board and parcel reps talked about this at our last meeting and decided we would do our best to adhere to the even and odd principle. Note The bylaws can be rewritten by the board at anytime.
3. Magnolia water upgraded all the lift stations in Clipper Estate. They also called Rodney to say they are investing \$2.3 million to upgrade the processing facility
4. We sent out several pages of maintenance projects completed and planned. That doc is on the website. Here are a few of the projects.
5. New signs and message boards for the front entrance ordered. We have ordered new street signs. Replacing one way and yield on roundabout
6. Fixed several bad panels on Cutter Cove. More coming.
7. We have been cleaning debris out of the canals. We also began cleaning the streets. After notifying owners of new construction we also cleaned the extensive dirt in the streets in three locations. The owners will be billed for the work. We are also going to notify them that we will be installing silt barriers if they don't and charging them for that as well.
8. We installed new cameras and license plate cameras for front entrance. Also installed new a dvr accessible by wifi. Waiting on new meter at the roundabout to install cameras and dvr at the roundabout.
9. Ordered a new landscape design for the front entrance. The last company did not do a good enough job. The landscaping will be updated this spring.
10. Gate operating hours – 5am to 8pm. Keeping them closed all day is not viable due to the amount of traffic and wear and tear on the gate motors and controls. Subdivisions who keep theirs closed all the time are much smaller. We have also had multiple incidents where gates were pushed in breaking the arms. We usually locate the vehicle owners via our cameras and bill them for the repairs
11. We replaced all 4 gate motors and control arms in early March.

12. We installed more speed bumps at the AT&T curve to slow people down. There have been multiple accidents there and a ton of close calls. Every meeting that we have discussed speed bumps over half of the residents want more. Speed detail deputies during the day were too infrequent and don't work as well as the speedbumps.
13. A club house, pool, back down ramp have all been discussed. We have a heavy debt burden with 5 year loan to pay for canal bulkheads (\$500,000). We will pay that off in a little over a year and can discuss ideas for more improvements then. A document was included with the mailing for this meeting that has a long list of maintenance and project items that are completed, underway or planned.
14. Garage sale – we are scheduling the same day as Eden Isles April 24. Due to covid and social distancing you are on your own to hold your own garage sale. The HOA will not provide balloons for your mailbox but you are welcome to do that. The HOA will put a notice in the paper.
15. Website – notices are posted on the website. The document detailing all the maintenance completed and planned is updated regularly. That doc was mailed to all of you. All the CC&Rs are posted Trailers, boats unused cars.
16. Stickers – we are switching from the clickers to a RFID sticker that goes on your windshield. Look for a mailing about scheduling a day to pass them out in return for your clickers. The first two are free and there will be a charge for more.
17. Flood protection – Flood Risk Reduction Update from 3/18/2021
 - a. The Educational Seminar on March 18th, sponsored by the St. Tammany Levee, Drainage and Conservation District, demonstrated how 3 Levee Boards (South Lafourche, North Lafourche and Terrebonne) worked together to finance a flood risk reduction system from Morganza to the Gulf using only state, parish and local funding.
 - b. USACE (Corps of Engineers) has agreed to extend the deadline of the 3x3x3 Feasibility Study by 45 days. This extension will allow more time for collaboration with the St. Tammany Levee, Drainage and Conservation District and Neel-Schaffer before finalizing flood risk reduction projects for the parish and our area.
 - c. Unlike the majority of Levee Boards in Louisiana, St. Tammany Levee, Drainage and Conservation District is one of 5 levee boards that receives no funding. Currently, the St. Tammany Levee, Drainage and Conservation District represents the area below Interstate 12 and does not represent the entire parish, which can limit local funding. Hopefully both these issues can be resolved in the future.
 - d. The next Levee Board meeting is scheduled at 6:00 pm on Wednesday, April 21st at the Slidell City Auditorium, 2056 2nd Street.

Compliance

1. All long standing boats, trailers and unused cars that are stored on property are being fined, have a lien and will be taken to court for a judgement if we have not done so already. Note it was not possible in 2020 to take anyone to court.
2. There is at least one house in extreme disrepair in the back yard where the bulkhead has failed and the boathouse is leaning over. They are being fined and we are in court for a judgement to force the repair.
3. Inadequate landscaping, lot and home maintenance. Most people respond to a notice and quickly rectify the situation. Others will do so if fined. In some cases we have to apply a lien and seek a judgement. Going to court in 2020 in most cases has not been possible.
4. Back yards – Renaissance does a backyard inspection 2 times a year and cites numerous violations. Not enough landscaping, boats, trailers, poor condition of bulkheads and boathouses, etc.
5. There is a house under construction on Clipper near the roundabout that has been under construction for over two years. We gave them a grace period due to some health issues and Covid but they are being fined now.

Questions mailed in

1. Drop box – a member suggested we install a drop box at the front entrance so people did not have to buy a stamp. Our property manager's experience is that does not work out very well. Letters can get wet and kids tend to stuff nasty things in them.
2. Muscovy Ducks – a member suggested that the HOA round up the Muscovy ducks roaming the subdivision and dispose of them. Another member asks us to contact Wildlife & Fisheries to see if the Muscovy ducks are protected. We called Wildlife and Fisheries and they are not protected and are considered a nuisance. Some members like the ducks and feed them. It is not illegal to feed them. They can be trapped by a licensed person and moved. Given that some members like them and feed them we think that we should wait to have a vote on this at our next in person annual meeting.
3. More parcel representatives were suggested. Anyone who would like to be a parcel rep is welcome. We usually have difficulty finding people who are willing to be on the board or be a parcel rep. Contact Renaissance to volunteer and we will add you to our video calls once a quarter.

4. Question about bulkheads and why some empty lots do not have them. Bulkheads are not required until a year after beginning construction. In some cases, we have fined and eventually applied a lien to empty lot owners whose property was impacting their neighbors.
5. Why does Vella Cove have their own entrance? Vella Cove pays more dues for the maintenance of their front entrance and landscaping. Got another question about the street light at the Vella Cove streetlight in the cul-de-sac. We will call Cleco who maintains them or you can call them with the light number. We also know the entrance lights are shorting out and tripping the breaker and are getting an electrician out to fix it.
6. Why does the HOA apply tars to cracks instead of replacing? We have replaced street panels in quite a few places and where it is more cost effective we repair cracks. Replacing all the streets would be millions.
7. What is being done about the nutria? They were being shot by a licensed nutria person but neighbors did not like that so now they are being trapped.
8. Will the sidewalks be replaced by the AT&T greenspace? We did seek a bid and although it will be pricey we have it on the list of projects to do.
9. We have replaced or raised multiple street sections that hold water. We recently raised the front entrance exit lane with foam. We have a list of more on the way.
10. A comment on how bad the mailboxes are on Clipper. We have talked replacing them but even at \$200 plus a piece that adds up pretty quickly. 100 mailboxes at even \$200 is \$20,000 plus installation. What do we do about people who already paid for nice mailboxes?
11. There was a question about standing water on Royal Palm. We are raising panels now with foam and we have 2-3 areas that are on the list to raise.
12. Question about the bylaws favor the declarant and since that is no longer applicable why have they not been changed. We do not have an electronic version of that document. Since the board can change the bylaws at any board meeting it has not been a high priority.
13. The board welcomes improvement and construction suggestions from the residents. Their request should be submitted to Renaissance with information and data including estimated cost, advantages, what's the long term cost, etc.
14. Open for Q&A. Ground rules. Please keep your questions short and to the point to allow more people to ask their question. You will be muted again after asking your question. Our operator Luke will now give you instructions for how to ask a question.