

November 2000 Newsletter Article

Ballots were distributed to all Bienville Place Owners and 111 were returned, resulting in the adoption of the three proposed covenant changes. The Fence Committee finalized it's work with the filing of the amended covenants with Jackson County. An amended copy of the [covenants](#) is enclosed with this news letter for your reference.

The Bienville Place Board of Directors and the Architectural Review Board members would like to Thank the Fence Committee members: Shawn & Michael Holly, David Hayden, Joe Schiller, Don Smith & Rusty Diaz for their work on this project.

November 2000 Newsletter Article

Mark your calendars and plan to attend the upcoming Bienville Place Owners Association Annual Meeting. It is a very important meeting...we will elect officers, set the budget for 2001 and vote on increasing the annual dues.

Place

Ocean Springs Singing River Hospital Library

Date & Time

November 16, 2000 at 7:30 PM

November 2000 Newsletter Article

Whether you are pleased or unhappy with the actions of the current officers, it is extremely important that you do your part in electing officers for next year—either seek office yourself or encourage someone else.

In preparation for the election of officers at the upcoming Annual Meeting, we are soliciting nominations for the Board of Directors and the Architectural Review Board. The term for all of the positions is one year — from January through December. You may make your nomination known to a current officer prior to the meeting or during the meeting. If you would like to serve, please feel free to nominate yourself. The following information highlights the roles and

responsibilities of the Board of Directors and Architectural Review Board. Feel free to contact any of the current officers for additional information.

Board of Directors

The Board of Directors consists of four volunteer positions: president, vice president, treasurer, and secretary. They are responsible for the general supervision of the affairs of the Association between its business meetings. Together they set the time and place of meetings, collect dues, make recommendations to the Association, keep members informed by publishing a newsletter, provide oversight for committees, evaluate covenant violation complaints and notify violators. In addition each officer has duties specific to their office:

President: Assumes general charge of the Association in everyday matters, presides over meetings, and executes contracts and other documents.

Vice President: Is vested with the same authority as the president in the absence of the president.

Treasurer: Custodian of the funds and financial records, coordinates the development of the proposed annual budget, prepares financial reports, and submits income tax returns.

Secretary: Keeps and maintains a record of all board and membership meetings, handles most correspondence, and serves as custodian for most of the official records.

Architectural Review Board

The Architectural Review Board (ARB) consists of three volunteer positions. They are vested with the power to control the buildings, structures and other improvements placed on each Lot to maintain a high standard.

Matters requiring approval by the ARB include, but are not limited to, the following: new home construction, additions or changes to existing homes such as decks, sun porches, enclosures of existing porches, swimming pools, exterior color changes, roofs, installation of satellite dishes, and fences.

Although it is not necessary to be familiar with construction techniques and practices, it is important to be able to interpret drawings and relate them to the provisions in the Covenants.

Change is often viewed negatively, however, with an organization, such as Bienville Place Owners Association, it adds to the vitality and over all health of the organization.

What talent do you have to offer that would improve Bienville Place? Consider a position on the Board of Directors, Architectural Review Board or Welcoming Committee.

Your attendance at the Annual Meeting is very important. In the event that you are unable to attend a proxy is included below. It is very important for you to deliver the proxy to a Board or ARB member to insure a quorum for the annual meeting.

November 2000 Newsletter Article

Several areas of the 2000 budget were inadequate and projected increases in the lawn care contract warrant an increase in the 2001 annual dues. Administrative expenses increased last year due to the extra postage and copying required in the process of amending the Protective Covenants. The registration of a domain name for the association and server space for the Web site is a new item in the budget.

The cost of the lawn care for 2001 will increase for the Cabildo entrance and islands. The maintenance of the dam area will also be increased in 2001. Previously, the dam area was cleaned and trimmed by volunteers annually. The lawn service contract has been extended to trimming monthly.

The 2000 year to date budget and the 2001 projections are included for you inspection. It is the recommendation of the Board of Directors to increase the Annual dues from \$50.00 to \$75.00 which will:

1. Provide continued improvement in the maintenance of the common grounds by professionals.
2. Ensure continued compliance of the protective covenants.

We have been able to keep the dues at \$50.00 since 1995 by relying on the volunteer efforts of a few to help maintain the common grounds. Budgeting for routine professional services should allow us to enhance the appearance of the common grounds and not unfairly depend on the efforts of a few members.

This would be only the second increase in the annual dues for Bienville Place. Annual dues in other comparable Ocean Springs owner's associations are; Magnolia Bayou - \$75.00, Maurepas Land - \$150.00, Bayou Sauvolle - \$100.00.

The Dues / Covenant Enforcement area of the budget was increased to \$4500.00 in the 2000 budget to accommodate the payment of the deductible on the insurance policies should it be required. This area is increased again this year due to the pending litigation. Should there be a monetary judgement against the Association a payment could be made up to \$10,000.00. Any larger amount would require a special meeting and the approval of the membership. Concerning covenant compliance, several years ago the members unanimously chose to take the necessary steps to strengthen the Association and enforce the protective covenants with legal action when required. Strengthening the Association required a higher initial effort and cost, but was the only way to ensure the long-term viability of a protected community. Since the Bylaws were amended in 1998, we have been able to effectively enforce the protective covenants. Unfortunately, a few have chosen to challenge the Association. Although it could be costly, we have to be able to defend our position within the legal system - - it is essential in promoting a high quality of living using effectual protective covenant compliance practices.

If you have any questions or concerns regarding the budget or any other matters please contact a Board member.

**Bienville Place Owners
Association 2000**

Financial Statement

	Budget Year to Date 2000		Status	Budget 2001
Property Tax	100	91.37	8.63	100
Lawn Care	2600	1443.85	1156.15	2600
LANDSCAPING	1200	1294.27	-94.27	1600
Water	120	171.62	-51.62	200

Repairs	500	405.96	94.04	500
Postage/PO Box	300	102.76	197.24	300
Newsletters	150	192.19	-42.19	350
Meetings	50	0	50	50
Welcome Com.	50	0	50	50
Attorney Fees	500	450	50	500
Dues/Covenant Enfors.	4500	1169.74	3330.26	10,000
Liability/Property Insurance	2150	2051.85	98.15	2200
Total	12220	7373.61	4846.39	18,450

2000 Dues Collected

144 Members @ \$50.	7200
7 Owners @ \$60.	420
TOTAL DUES	7620
Covenant Fine Collection	40
Total Revenue	7660

2001 Dues

151 Members @ \$50.00	\$7,550.00
151 Members @ \$75.00	11,325.00
151 Members @ \$100.00	\$15,100

CHECKING	1205.46
SAVINGS	7198.02
TOTAL	8403.48

November 2000 Newsletter Article

Linda Windham was appointed Secretary at the October 10, 2000 Board of Directors meeting. She fills the vacancy left by Tom Shaffer who has been transferred to Hawaii. Linda and her husband, Michael are one of the few remaining original owners in Bienville Place.

THANK YOU, LINDA, for volunteering your time to our neighborhood.

November 2000 Newsletter Article

The Board and ARB members express our appreciation and thanks to; Tom Shaffer and Mike Gemelli, who have received employment transfers, and to Brian Schafer, retiring from the USAF and relocating Michigan to begin private practice. Their generous donations of time

and energy to the association has been great. All of our Best Wishes to you and your families.