

November 9<sup>th</sup>, 2018 meeting with Bob Williamson, owner of I.G. Golf Course and Sunnehanna Drive. Also, Steve Powell was there from Venture Engineering.

Bob Williamson came to update us on the building plans. A contract has been signed with LGI Homes from Houston, Texas. The plan calls for 400 single family homes and 40 Town houses. The cost for a house is approximately \$ 200, 000.00 built on a lot size of 60 x 110. Phase1 is scheduled to start in late April. It will be along Sunnehanna Road on the right hand side. It will consist of 38 houses. This is a five year plan with 100 houses being built a year.

The Front Entrance will be updated in the Spring. The pear trees along the road will be taken down. There will be a right & left turn lane on Sunnehanna at Freewoods Road. The Guard house might be updated.

The pot holes will be paved using a full depth paving system. A contractor has been called. The contractor will be maintaining the potholes on a two month system. The sinkhole in front of the Amenity Center will be fixed. Steve need more time to figure it out as new drainage pipes will have to be installed. They would like feedback from HOA Reps about flooding. The County will hold Venture to a high standard due to the flooding. He would like one Rep from each HOA to be the one he talks to. They will notify their Homeowners of the plans.

The Club House Building is in bad shape and will take a lot of money to fix it up. The Builder is not interested in it so unless someone else is, it will be torn down and Town Houses built there. The Builder will build an outside Amenity area with grills, tables etc. down by the water.

The lakes have to be cleaned. The Army Corp has control. The fairways that flooded during Florence have to have a second look at. A system for long term maintenance on Sunnehanna, lakes, and drainage must be worked out.

Mail delivery and traffic have to be discussed at a later time. One plan is for elevated walkways. Sunnehanna will be paved with a two inch topping at the end of project. The Road must meet standards approved by the County.

Permits are being worked on and will be submitted to the County in December. It will take from 90 to 120 days to get approval. Late April is the goal. All the new homes would be in one HOA. Bob Williamson would like to have one person to be his contact.