

Monthly HOA Board Members Meeting – Feb 28th, 2022

6pm Called Meeting to Order

Board Members Present; Shawn McNamara (Secretary/Treasurer), Rachel Carlson (President), Meredith Teffeau, Brian Mcsheehy, Joseph Mistretta, Roger Sorino

Committee Advisors: Bill Carlson from Finance Committee, Don Chase from Landscaping Committee, Matt Waltch from Community Outreach Committee

Old Business; reference minutes from Dec 27th, 2021

Rachel reviewed the previous meeting's minutes

- New committees are in place; there is always more room for volunteers
- New domain purchase; website forthcoming
- Still need progress on Plexiglass sign repairs
- Still looking into alternative lawn maintenance crew

ARB

- discussed open ARB applications
- All applications on hand were approved
- We have been moving towards a more “electronic method” of ARB review; working well
- Discussion about solar; by state law ARB cannot deny solar panels, but the committee can review
- At the Annual Meeting, we hope to have better refined rules to vote on*
- Discussion about trim vs. Garage door colors*

Finance

- give monthly report or any changes
- Making a clearer G&L, this allows for faster reporting
- Our revenue is fixed (annual dues), no way to generate new revenue
- Explained some of the HOA's main expenses
- Making better accounts and breaking things up so we know where exactly the money is going
- Explained estoppel, fees for deed transfers in the neighborhood
- Point made that the bylaws and such should be sent with the estoppel

Landscaping

- Don described himself as an “irrigation guy,” not a “landscaper”
- Put out a call for “green thumbs” to aid in the aesthetic of the landscaping around the neighborhood
- discuss irrigation*

- discuss trimming a few things in the park*
- Joe suggested we need a statement of work from the current landscaping company to know what exactly they are responsible for*
- Advised we need to look into less water intensive, more Florida-friendly options for neighborhood landscaping
- Advisory on alternative wall methods for the backside; bamboo?
- Don and Rachel advised they would be Joe in touch with Randy who does our lawn and landscaping*
- Gazebo: LED lights are installed, being left on 24/7, not a huge issue with the energy efficient bulbs, not a significant cost to the HOA
- Need to get locks for Gazebo light controls*

Infrastructure

- new website in a few weeks
- March 19th for the Garage Sale? Roger will put out signs the week before
- Next Garage Sale will be Nov 19th
- All dates/times for meetings are posted on the board now
- We need to update our bylaws, big push for this year

Compliance

- We did two rounds; one late January, and the other mid-February; neighborhood looks decent
- There are a few things we will be notifying residents about with a friendly letter
- no RVs sighted
- It is the time of the year to pressure wash driveways and fences
- grass cutting needs to be weekly coming in March-ish
- Remember to pull trash cans to the side of the house

End of Meeting Questions:

Christmas Light Decorations: suggested the winners of previous year's contest advise on entry-way lights as they may be more passionate about the display.

Light Posts: resident advised some were out, it was noted that any resident can call Duke Energy and give the serial number on the lamppost, and they should come out and perform maintenance; advised we may investigate a neighborhood-wide refresh of the lights.

Meeting adjourned by President. Seconded by Secretary. Meeting adjourned around 7pm.