



**Board of Directors Monthly Meeting Notes - Minutes – 08 August, 2022 (7 PM) via Zoom**

**1. Call to Order** Meeting convened via Zoom at 7:04 pm by J. Kirby.

**Board Members Present:**

President- Jim Kirby  
Vice President – K. McManus  
Treasurer - Walter Rader  
Secretary -  
Member at Large- Angus McNeil

**Others Present:**

Welcoming – Marianne Gustafuson  
Welcoming – Teresa Mummert  
Beautification -  
Social Event – D. Victorio  
Newsletter - D. Pine  
ARC – Doug King

**Others Present:**

Peggy Davis (102 TT)  
C. Gwilt (403 WW)

**Absent:** Secretary – Mike Laborte, Beautification- Carolina Bonin, Social – D. Victorio, ARC–J. Garrett, Web - Tari Weber

2. **Homeowner Forum.** Concerns expressed about neighborhood appearance.

**3. Secretary’s Report**

I. July 2022 Board of Directors’ Minutes – Board approved (4-0).

**4. Treasurer’s Report.** (W. Rader) Status ...

- I. Accounts/expenditures – Presented bill paid, bank deposits and financial balances as of July 2022.
- II. Budget vs Actual (expense) Review. Compared financial plans to expenses.
- III. Misc. N/A

**5. Committee Reports**

- I. Welcoming (*M. Gustafuson*)
  - a. Eight addresses awaiting new residents
- II. Beautification
  - J. Kirby -- “Yard of the Month” for June was the Spencer Family at 303 WW, and for July it was the Smith Family.
- III. Social (D. Victorio). N/A.
- IV. Newsletter (D. Pine). Next Newsletter is due out in September.
  - a. Article suggestions.
- V. ARC (J. Garrett)
  - Covenants Compliance – Volunteer team inspection being reconstituted.
  - ARC Requests. N/A.
    - 1. Some renters have asked about use of temporary window A/C units.
    - 2. Some new homeowners have begun work on sheds which exceed height covenants and by laws.



3. One homeowner has installed an above ground pool without permission from State.
  - Pre-Sale Compliance Inspection. N/A.
  - Resale Disclosure Packages (L.Kirby). N/A
  
- VI. Grounds. N/A.
  
- VII. Lakes
  - a. Sign Solitude Contract
    - i. Fisher Alligator weed issue.
  
- VIII. Website (*T. Weber*) – Previous meeting minutes posted.
  
- 6. Old Business.**
  - a. Kubesh Court – tree work completed.
  
- 7. New Business.**
  - a. Board approved (4-0), Emergency use of window A/Cs approved by renters.
  - b. Yard maintenance slipping in neighborhood. In addition Champions Path, Coach Hovis, Willards Way, and Champions Park appearance.
  - c. Volunteer Luminary Chair volunteer needed.
  
- 8. Date Confirmation**
  - a. Next Board meeting is Monday, September 12<sup>th</sup>, 2021 - 7 PM, Board Meeting, via Zoom.
  
- 9. Meeting Adjournment.** Meeting adjourned by J. Kirby at 7:55 pm.