

Weems Plantation Homeowners Association, Inc.

Annual Meeting Minutes

November 19th, 2016-10:00 a.m.

Meeting called to order by Cheri Garbark from Lewis Property Management, LLC at 10:05 a.m.

Proof of notice was sent to all HOA members.

The following HOA members were present at the annual meeting and 39 proxies had been received: Bobby Prine, Evelyn Sewell, Gina Porter, Carolyn Turner, Addie Carroll Beal, Randy Pupo, Joy Williams, Yariela Shelby, Shirley Roberts, Mack Hicks, Judy Hicks, Julia Lunt, Roger Turner.

Minutes for the November 21st, 2015 Annual Meeting were approved via a motion from Evelyn Sewell and seconded by Julia Lunt all approved.

There were two open positions on the Board; Treasurer and Secretary. Volunteers were requested. Judy Hicks volunteered for the position of Treasurer and Bobbie Prine volunteered for the position of Secretary. Both nominations were approved by a motion from Evelyn Sewell and seconded by Julia Lunt all approved.

The HOA 2017 budget was reviewed line by line by attendees. Motion from Evelyn Sewell, seconded by Randy, all approved the 2017 budget.

There were some questions from members regarding: Road construction on Weems Road, the new ARTS center, and the Crime Watch report. Randy Pupo, Current President spoke on several issues including:

Survived Hurricane Hermine- **2 Trees removed on Common Area, 1 Tree in Park/ Clean up**

1 on Gentle wind

- Weems Rd Construction Project (need update if you have one)

- a. Eric Gooch is the Project Engineer
- b. There is funding in place for 1 year construction. Construction will be 12-14 months.
- c. Construction for Weems Road Phase II is scheduled to begin mid 2017
- d. Plan to raise the road for a bridge crossing on Weems to stop the pond from flooding the road.
- e. Plan to add 12 foot trail sidewalks and 5 foot bike lanes
- f. They will be adding a left turn lane for Arcadia leading to the Big Lots parking lot.
- g. There are currently no landscaping plans but will look into buffering the noise
- h. Will conduct a traffic study and report back the results to the HOA.
- i. Per request will tweak the timing of the traffic light to allow a better flow of traffic
- j. Previously conducted a traffic signal warrant study analysis in December 2015.
- k. It was stated that the entry into the Gardens of Weems is in need of a light. It was recommended to contact Tina DeRose at 891-5016 and she can assist with obtaining a light.
- l. If the HOA has any additional questions please email them to Eric or Steve and they will follow up with a response.

- Solicitor issues?
- Christmas Lights Contest (Need date please) **December 17th, 2016 Judge on 16th**
- Octoberfest- October 22nd, 2016 - 100 People Great Turn out.
- Easter Egg Hunt -3/19/2016 10:00am -12:00pm 100 People 87 food line.
- Mardi Gras Event- 2/20/2016 3:00-5:00 Chili Served from 6 families 50 People attended.
- Advertising in the newsletter.- \$50.00 per Business Card Size
- Road lines being re-painted.-**Spoke to Phil with City will be done the week of Nov 14th, 2016**

Digi Tally App

- **DigiTally**, the City of Tallahassee's non-emergency customer gateway to a host of City services, is the one-stop-shop for all your information needs. From finding your bus, to paying your bills, we put the city at your fingertips.

LAPM Report 2016

- ACC –Report (22) Request
Fence 7, Sheds 2, Trees 1, Landscaping/Exterior Work on Homes 5, Trash Enclosures 1, Screen Rooms 5, Roof 1
- Violations Letters -175 Ranging from Lawn care to Repairs
- Welcoming Committee- About 20 visits
- Repairs & Maintenance
 - City Added a Light at Tavistock- not enough light
 - Adding Signs in Playground Area –Wildlife
 - City cut back the trees on Weems Road for visibility when leaving neighborhood
 - Irrigation Valve Replaced
 - Parks/Playground –Teeter-totter Replaced, Pressure washed for Octoberfest, added an additional trash can
 - Gazebo- Spindles Replaced, Steps Repaired, Pressure Washed
 - City spraying Kudzu in front of neighborhood!

Meeting adjourned at 11:13 a.m.

Weems Plantation Home Owners Association, Inc.
Board of Directors Meeting-Minutes
November 19th, 2016-10:00 a.m.

Meeting was called to order by Randy Pupo, President at 11:16 a.m.

The following board members were present as appointed: Randy Pupo, Julia Lunt

Guests: Cheri Garbark with Lewis Association Property Management, LLC

Members: Bobby Prine, Evelyn Sewell, Gina Porter, Carolyn Turner, Addie Carroll Beal, Randy Pupo, Joy Williams, Yariela Shelby, Shirley Roberts, Mack Hicks, Judy Hicks, Julia Lunt, Roger Turner.

Guest Speakers: None

Board of Directors Positions: Randy Pupo remained as President, Julia Lunt to remain Vice President, Bobbie Prim was appointed Secretary, and Judy Hicks was appointed Treasurer. Julia Made the motion to accept, Evelyn Sewell second, all in attendance approved.

Minutes: Minutes for the October 13th, 2016 meeting were approved via a motion from Randy and seconded by Julia, all approved.

Modifications to the Agenda: None

Property Management Message: Thanked everyone for coming.

Financials: October Financials were reviewed and approved.

Old Business: There was no old business.

New Business:

- a. Speed Limit Signs & Enforcement, we will ask TPD to do more speed traps and drive through the community.
- b. Crosswalks & Lines in City maintained roads, work will completed to repaint the week of Nov 21st, 2016.

Committee Reports:

Code of Rules:

- Grounds Maintenance: Get trees cut back over from the Gazebo.
- Events: Holiday light contest was announced stating points for themes. The winner will receive a gift card from the HOA, have a 'winner' sign posted in their yard, and pictures of their lights on the Weems Plantation website. Judging date will be December 16th, 2016. Planning committee is ready for event, all details are finalized.
- Welcoming Committee: Four (4) new owners will receive Welcome Letter.
- Website: Add link to the website regarding the City of Tallahassee for map of crime incidents in the area and reporting light outages.

- Crime Watch: No incidents in past 30 days.
- Architecture Committee: Two (2) requests were submitted in the past 30 days. 3460 Kaylee Ct. New Sun Room, approved & 3453 Exmouth, Repaint, Re-Roof, install fence, trim tree.

Comments:

Randy motioned to end the meeting Julia seconded the motion. Meeting adjourned 11:24 a.m.