

Weems Plantation Homeowners Association, Inc.

Board of Directors Meeting - Minutes

March 10, 2016 - 7:00 pm

Meeting called to order by Randy Pupo, President at 7:01 p.m.

The following board members were present: Bruce Delrose, Dwanna Hill, Julia Lunt, and Randy Pupo.

Also present were Cheri Garbark and Diane Randolph with Lewis Property Management, (LPM) LLC.

Guests: Emma Graham, Andrew Hill, Shirley Roberts, Evelyn Sewell, and Judy Young.

Guest Speakers: None

Minutes: The minutes from the February 11, 2016 meeting were approved with a Motion by Bruce and a second by Julia, all approved.

Modification to the Agenda: Added Gazebo repairs to item A under New Business.

President Message: Thanked everyone for coming and thanked Evelyn for hosting the meeting and welcomed guests.

New Business

A. Gazebo Repairs

Joe Longver provided a quote to repair the broken gazebo spindles. Bruce suggested using plastic (composite) spindle pieces. The Board agreed to repairs up to \$450 for wood spindle replacement and up to \$600 for plastic (composite) spindle pieces. Motioned by Julia and seconded by Dwanna, all approved.

Board also discussed replacing the playground teeter tot. Bruce offered to use his Amazon Prime account for free 2-Day shipping. The Board agreed to a replacement teeter tot up to \$100 and will have it shipped to LPM.

Old Business

A. Conservation area cleanup

Cheri volunteered to reach out to FSU for possible April clean up. Dwanna followed-up with Lincoln High and SGA declined the volunteer opportunity.

B. Fines and Violations Committee Formation

TABLED. Will include information in the next Weems Newsletter

C. 3494 Lands End Lane Gutter Extensions Update

Cheri spoke with the owner's wife. She stated that her husband has been out of town for two months and will cover the extension upon his return.

D. Weems Road Phase II Plan Presentation

The Board will receive a presentation at the April 14th Board meeting

E. Garage Sale Frequency Regulation

It was reported that the home on Addison has continued to have garage sales. Cheri will send a letter to the home owner advising of the frequency regulation.

F. Irrigation Review

The Board approved the \$75 irrigation estimate via email.

Financials

- A. February 2016: total income \$21,414.80; total expense \$2,352.47; net income \$19,063.34.
- B. Bruce suggested disposing of any negative balances on the Delinquency Report under \$10. After a Board discussion, Bruce withdrew his request.
- C. The 13 month CD was purchased and Dee has the details.
- D. The correction in the spelling of 'Expenses' on the Income Statement Year-to-Date Summary cannot be done while in auditor mode. Once finalized this will be corrected.

Committee Reports

Code of Rules: TABLED

Grounds Maintenance:

- A. John Hurst submitted a quote regarding the relief value issue.
- B. LPM received 3 quotes (Bill Armstrong, AAA, and John's Tree Service) for tree removal in the area next to 3481 Barstable. Board accepted the estimate provided by Bill Armstrong for \$250 with a motion by Randy and a second by Dwanna, all approved.
- C. WPH will have Brian Durdan pick up trash from the playground as well as the Styrofoam cooler Bruce dragged out of the pond.

Social Events:

- A. Easter Egg Hunt will take place 03/19/2016 at 10:00 a.m.-12:00 p.m. Shirley requested that the grass not be mowed before this event to better hide the eggs. Three volunteers are needed with this event as well as to fill the Easter eggs. Shirley is awaiting a check for the Easter egg material. It was stated that Dee will drop of the check to Shirley once signed.
- B. Community Garage Sale will take place 04/09/2016 8:00 a.m.-12:00 p.m.
- C. Mardi Gras event took place 02/20/2016. Shirley stated that it was a great turn out and had seven pots of chili competing. Shirley will provide pictures from the event so they can be posted on the website.

Welcoming Committee: January 31, 2016 there were three visits. Two within Weems Plantation and one within the Gardens of Weems. Additionally February 29, 2016 there were three visits. Two within Weems Plantation and one within the Gardens of Weems.

Website: No discussion

Crime Watch: Crime watch report showed 2 incidents within a ½-mile radius of the neighborhood within the past 30 days.

Architecture Committee: No requests submitted in the past 30 days.

Comments:

- A. Owners on the corner of Addison cut the Crape Myrtle Trees owned by WPH without permission. Cheri called the owners and is awaiting a return call. The owners left the Crape Myrtle tree debris in front of the house. Awaiting to see if the City of Tallahassee will pick-up. If not Brian will be asked to discard the debris.
- B. Someone placed lost cat signs throughout Weems Plantation. Cheri will call the contact on the fliers and ask that they use scotch tape instead of packaging tape as it removed the paint on the poles.

Meeting adjourned at 7:59 p.m.