

Weems Plantation Homeowners Association, Inc.

Board of Directors Meeting - Minutes

April 14, 2016 - 7:00 pm

Meeting called to order by Bruce Belrose, Treasurer at 7:02 p.m.

The following board members were present: Bruce Belrose and Dwanna Hill

Absent Board Members: Randy Pupo and Julia Lunt

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

Guests: Agnes Deono, Mack Hicks, Shirley Roberts, Evelyn Sewell, and John Thomas

1. **Guest Speakers:** Eric Gooch and Steve Shafer, City of Tallahassee
2. **Minutes:** The minutes from the March 10, 2016 were tabled as there was no quorum of the Board.
3. **Modification to the Agenda:** Under section 6 New Business, added 3296 Dartmouth Drive, Gazebo Lights, and 3469 Exmouth Drive.
4. **President Message:** Bruce thanked everyone for coming and thanked Evelyn for hosting the meeting and welcomed guests.
5. **Old Business**
 - A. Weems Road Phase II Plan Presentation
 - 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.
- m. Eric agreed to send a response to HOA previously submitted questions in Word so they can be turned into a running Q&A for the website.

B. Conservation area clean up

TABLED for fall 2016

C. Fines and Violations Committee Formation

TABLED and will put the request for volunteers announcement in the newsletter

D. 3494 Lands End Lane Gutter Extension Update

TABLED there were no updates at this time.

6. New Business

A. Homeowner Contacts were discussed by LPM.

B. 3296 Dartmouth Drive

3333, 3337, 3341 Addison Lane have no gutters and water is running from their home into the yard of 3296 Dartmouth, owner John Thomas. Mr. Thomas also stated pedestrians have made a path next to his home. The HOA stated they will send a notification the owners/renters of those homes asking them to put up gutters. If they do not it will be a matter for the courts, not the HOA.

C. Gazebo Lights

- a. Home owner Agnes Deono has requested the HOA research adding lights to the Gazebo for the evening. Her son wondered upon 2 people in the Gazebo a few months ago. It was suggested if this situation occurs in the future to call the police and they will come out and review the situation.
- b. If the COT comes out and add lights the HOA would need to put in a meter and plug. It was suggested we order solar powered lights. LPM agreed to price potential lights and provide the breakdown to the Board

7. Financials

- A. Could not approve, no quorum of the Board

Committee Reports

Code of Rules:

TABLED

Grounds Maintenance:

No updates

Social Events:

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- A. Next event will be the Octoberfest and the planning meeting will take place 08/2016.
- Plan on researching other food options
 - May invite the animal shelter to bring pets for adoption and ask attendees to bring donations for the shelter

Welcoming Committee:
No homes for sale

Website:
No updates

Crime Watch: Crime watch report showed 1 incident within a ½-mile radius of the neighborhood within the past 30 days.

Architecture Committee:
3469 Exmouth Drive

Owner submitted a request to paint home and was awaiting a signed approval. Diane signed the approval in person and provided to the owner. The owner stated there was an issue downloading the form from the HOA website. Diane stated she would further investigate.

Comments:

- A. John Thomas state that he has seen a white 4 door sedan looking into mail boxes and the person actually took mail from a neighbor's box.
- B. LPM will put in the next newsletter and on website, if you see any suspicious behavior call the police.
- C. There was a mention of 3308 Addison Lane easement promised no building neighbor put an oak tree. HOA can't get involved. Anything over the fence in her yard she can cut. She will need to write the neighbor a warning letter so if the tree falls on her property, the owner of the tree will be liable.

Meeting adjourned at 8:15 p.m.