

**Weems Plantation Homeowners Association, Inc.**  
Annual Meeting Minutes  
November 21, 2015-10:00 a.m.

Meeting called to order by Cheri Garbark from Lewis Property Management, LLC at 10:03 a.m.

Also present was Dee May with Lewis Association Property Management.

Proof of notice was sent to all HOA members.

The following HOA members were present at the annual meeting and 31 proxies had been received: Bobby Prine, Evelyn Sewell, Emma Graham, Susan Melconian, Vernon Powell, Gina Porter, Michelle Miller, Bruce Belrose, J.Roaer, Carolyn Turner, Suzanne Springer, Maggie Thomas, Chris Wilder, Addie Beal, Randy Pupo, Andrew & Duanna Hill

Minutes for the November 15, 2014 Annual Meeting were approved via a motion from Randy Pupo and seconded by Joyce Graham all approved.

There were two open positions on the Board; Treasurer and Secretary. Volunteers were requested. Bruce Belrose volunteered for the position of Treasurer and Dwanna Hill volunteered for the position of Secretary. Both nominations were approved by a motion from Randy and seconded by Evelyn Sewell.

There were some questions from members regarding: Road construction on Weems Road, the new ARTS center, and the Crime Watch report.

The HOA 2016 budget was reviewed line by line by attendees. Motion from Bruce, seconded by Randy, all approved the 2016 budget.

Meeting adjourned at 10:49 a.m.

**Weems Plantation Home Owners Association, Inc.**  
Board of Directors Meeting-Minutes  
November 21, 2015-10:00 a.m.

Meeting was called to order by Randy Pupo, President at 10:50 a.m.

The following board members were present as appointed: Randy Pupo, Dwanna Hill, Bruce Belrose

**Guests:** Cheri Garbark and Dee May with Lewis Association Property Management, LLC (LPM), LLC

**Members:** Bobby Prine, Evelyn Sewell, Emma Graham, Susan Melconian, Vernon Powell, Gina Porter, Michelle Miller, J.Roaer, Carolyn Turner, Suzanne Springer, Maggie Thomas, Chris Wilder, Addie Beal, Andrew Hill

**Guest Speakers:** None

**Board of Directors Positions:** Randy Pupo remained as President, Julia Lunt to remain Vice President, Dwanna Hill was appointed Secretary, and Bruce Belrose was appointed Treasurer.

**Minutes:** Minutes for the October 8, 2015 meeting were approved via a motion from Randy and seconded by Dwanna, all approved.

**Modifications to the Agenda:** None

**Property Management Message:** Thanked everyone for coming.

**Financials:**

October 2015: Total Income: \$1.01; Total Expenses: \$6,424.79; Net Income: (-\$6,423.78); Total delinquency as of the end of October: 13,875.21.

**Old Business:**

- Evelyn, Joyce, and Shirley were recognized for their efforts in welcoming.
- Conservation Area Clean-up is on hold. Department of Juvenile Justice (DJJ) has not been responsive to calls. Bruce Belrose stated he will also follow up with DJJ. It was suggested notification be posted at local schools to allow students to earn community hours.
- The financial audit conducted by James Moore and Associates is complete. LPM is waiting on invoice from the auditing firm.
- Gift cards still need to be given to the homeowners that donated water and electricity during the Jazz in the Park event.

**New Business:**

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.

**Committee Reports:**

Code of Rules:

- Grounds Maintenance: If there is a street light out tag the location using the City of Tallahassee Application (DigiTally) or by notifying LPM. It was also reported that trees are hanging too low on Addison and Tavistock.
- Events: Holiday gathering, December 12, 2015. Planning committee is ready for event, all details are finalized.
- Welcoming Committee: Six (6) welcome visits were made October 4, 2015. One home sale occurred during the past 30 days.
- 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: Three (3) requests were submitted in the past 30 days. One ditch request rejected, one fence approved, and one shed approved. Reminder just because the HOA approves a structure does not mean it also meets the City's standards. Homeowners should also be in compliance with the City's guidelines.

Comments:

Randy motioned to end the meeting, Dwanna seconded the motion. Meeting adjourned 11:17 a.m.