

Weems Plantation Homeowners Association, Inc.

Board of Directors Meeting - Minutes

December 8, 2016 - 7:00 pm

Meeting called to order by Randy Pupo, President at 7:07 p.m.

The following board members were present: Randy Pupo & Julia Lunt

Absent Board Members: None

Also present was Sue Barlow with Lewis Property Management LLC (LAPM)

Guests: Evelyn Sewell, Shirley Roberts

1. **Guest Speakers:** None
2. **Minutes:** The minutes from November 19, 2016 were reviewed; Julia moved to approve, seconded by Randy Pupo. Minutes approved.
3. **Modification to the Agenda:** Crosswalks/street painting & tree by gazebo added to New Business.
4. **President Message:** Randy thanked everyone for coming and thanked Evelyn for hosting the meeting; he also stated that they had a good year, the financials were good and that more participation in community events by residents was needed and welcomed.
5. **Old Business:**
 - A. Trees behind 3516 Torrington Way and 3525 Lands End:

Sue Barlow presented 2 quotes received (the 3rd was not prepared as of the meeting date) to give the Board an idea of the approximate costs involved. Tabled until January.
6. **New Business:**
 - A. Crosswalk/Street Painting by City:

Randy Pupo stated that some of the crosswalks had been re-painted, but not all of them. He also requested that LAPM check with the city regarding the re-painting of the middle lines in the streets (not the side of the road lines)
 - B. Tree by Gazebo:

Randy stated that a tree limb was leaning on the top of the gazebo and that the Christmas Decorating contest awards were being held at the gazebo Saturday, December 17th; Sue Barlow stated she would have the tree limb removed prior to the 17th.

7. Financials:

Randy Pupo stated that the YTD income through November, 2016 was \$45,327.31 that included \$163.87 in late fees of past dues; total YTD expenses of \$45,971.19; and, a net income of \$3,752.15. Randy also noted that the association, as of November 30, 2016, had \$22,947.29 in the Cadence Operating Account and \$12,978.31 in the Cadence Reserve Account, for a total of \$35,925.70 in Assets.

8. Committee Reports:

A. **Code of Rules:**

Sue Barlow stated she would send to the Board via email the complete violations report for 2016.

B. **Grounds Maintenance:** No discussion

C. **Social Events:**

Christmas Decorating Awards to be presented at the gazebo, Saturday, December 17th at 10:30 am; Santa would be there. This will be announced on the website in addition to the two boards announcing upcoming events. Also discussed was the participation at their community events and that if it stays down, the association might have to do away with certain events. Shirley Roberts stated they used to hold a pizza party on the last day of school and that the Easter Egg Hunt could possibly be eliminated, and return to the pizza party event. The committee stated they would meet in January, 2017 to plan the 2017 events.

D. **Welcoming:**

One (1) new home sale was provided by LAPM AT 3513 Norcross Lane. Sue Barlow to provide Board with complete listing of home sales for 2016.

E. **Website:**

Randy stated that there were no current updates to the website and that he wanted current minutes posted, the Xmas decorating awards presentation posted, and to add the Arts Center information posted as well announcing that Weems residents received a discount. Sue Barlow stated she would have the webmaster make the necessary updates to the website.

F. **Crime Watch:**

One (1) incident reported in last 30 days.

G. **Architecture Committee:**

There were no current ACC requests to report; Sue Barlow would provide the Board with all ACC requests for 2016.

Comments: No additional comments

Meeting adjourned at 7:47 pm.

Next Meetings: January 12, 2017