

Weems Plantation Homeowners Association, Inc.

Board of Directors Meeting - Minutes

February 11, 2016 - 7:00 pm

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

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

Absent Board members: Julia Lunt

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

Guests: Judy and Mack Hicks, Shirley Roberts, and Evelyn Sewell.

Guest Speakers: None

Minutes: The minutes from the January 21, 2016 meeting were approved with a Motion by Bruce and a second by Randy, all approved.

Modification to the Agenda: Added 3481 Barnstable Tree to item E under New Business.

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

New Business

- A. Fines and Violations Committee Formation discussion was tabled to Old Business to be discussed at March 2016 meeting.
- B. LPM have reached out to the owner of 3994 Lands End Lane regarding the gutter extensions. The owner stated the gutter extension project has concluded and the current state is how it will remain. Cheri stated that she will send the Architecture Committee (ACC) a letter describing the situation and that the current state is not acceptable. Board requests that the Homeowner fills in the area and sod over the dirt.
- C. The Board has requested an update presentation at the March 2016 meeting by the City Planner for Weems Road Phase II. The expansion project is in the design phase during 2016.
- D. A WPH home that was reported to have been holding multiple garage sales monthly. Currently there is no ordinance regarding the number of garage sales a person can hold. However, if a person holds more than 10 garage sales per year they would be recognized as a second-hand dealer and would fall under code compliance for City of Tallahassee. LPM to provide Board with the address for further clarification.

- E. The owner of 3481 Barnstaple is building a fence but has not submitted an application to the ACC. Diane has left a message for the owner so she can forward him the ACC request application. Cheri volunteered to stop by the residence after the meeting and inform the owner of the residence about the form.

Old Business

- A. Conservation area cleanup-LPM sent an email Chto iles High School about volunteer opportunities but no response has been received as of yet. It was suggested to reach out to Lincoln High School's SGA and Key Club. Dwanna volunteered to follow-up with Lincoln High.

Financials

- A. January 2016: total income \$21,414.80; total expense \$2,353.48; net income \$19,063.34. Motion was made by Randy, seconded by Bruce to approve January financials with the following edits: Explanation of the -684.92 listed on the Balance Sheet under Accounts receivable, correction in the spelling of 'Expenses" on the Income Statement Year-to-Date Summary, and the addition of the "Budget" column on the Budget vs Actual report.
- B. The 13 month CD rates at one and a quarter were approved with a Motion by Randy and a second by Bruce, all approved for a reserve funds account.
- C. Randy requested LPM verify the lawn service invoice is for October 2015.
- D. Shirley is awaiting an additional reimbursement check.

Committee Reports

Code of Rules: Ten violations listed on the January 2016 report

Grounds Maintenance:

- A. A+ Irrigation submitted a quote regarding the relief value issue.
- B. LPM received 3 quotes (Bill Armstrong, AAA, and John's Tree Service) for tree limb removal in the area next to 3481 Barnstaple. Board accepted the estimate provided by Bill Armstrong for \$250 with a motion by Randy and a second by Dwanna, all approved.

Social Events:

- A. Mardi Gras event will take place 02/20/2016 at 3:00 p.m.-5:00 p.m. Shirley stated that several have entered the chili contest. Shirley will provide pictures from the event so they can be posted on the website.
- B. Easter Egg Hunt will take place 03/19/2016 at 10:00 a.m.-12:00 p.m.
- C. Community Garage Sale will take place 04/09/2016 8:00 a.m.-12:00 p.m.

Welcoming Committee: One home is for sale on Kaylee Court. The Welcoming Committee discussion was tabled until the March 2016 meeting

Website: Bruce stated the Homeowners tab is still not working correctly.

Crime Watch: No incidents in the past 30 days

Architecture Committee: Current members include Bruce, Randy, and Shirley.
There were no requests submitted the month of January 2016.

Comments: None

Meeting adjourned at 8:00 p.m.

Next meeting is scheduled for March 10, 2016 at 7:00pm.1016