

# Weems Plantation Homeowners Association, Inc.

Board of Directors Meeting - Minutes

August 11, 2016 - 7:00 pm

Meeting called to order by Randy Pupo, President at 7:02 p.m.

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

Absent Board Members: Julia Lunt

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

**Guests:** Shirley Roberts, Evelyn Sewell, and Joyce Graham

1. **Guest Speakers:** None
2. **Minutes:** The minutes from May 12, 2016 were reviewed. Motion was made by Bruce, seconded by Dwanna, all approved the minutes.
3. **Modification to the Agenda:** Added, 'Solicitors' to New Business B.
4. **President Message:** Bruce thanked everyone for coming and thanked Evelyn for hosting the meeting and welcomed guests.
5. **Old Business**
  - A. Conservation area clean up TABLED for Fall 2016
  - B. Fines and Violations Committee Formation TABLED
  - C. 3494 Lands End Lane Gutter Extensions Update was removed from the agenda as the property owner stated no additional efforts will be made.
  - D. Gazebo Lighting was removed from the agenda as the Board felt the addition of lights would attract unwarranted visitors.
  - E. Light at Tavistock and Weems-City COMPLETED
6. **New Business**
  - A. Trees on Easement Removal-Property owner requested permission to remove every other tree because they were planted too close together and is willing to remove the trees at his expense. Motion was made by Randy, seconded by Bruce, all approved.
  - B. Solicitors- Dwanna provided samples of solicitations received at her residence. Cheri stated she would contact the solicitors and advise Weems is a non-solicitation community and not distribute additional communications to residents. It was also stated that the police can be called if solicitors are canvassing the neighborhood.
7. **Financials**

July 2016 Financials were reviewed by the Board. Motion was made by Bruce, seconded by Dwanna, all approved the July 2016 financials. Bruce requested a breakdown of financials by year/month for the previous year.

## **Committee Reports**

### **Code of Rules:**

Board reviewed the violation spreadsheet. No comments.

### **Grounds Maintenance:**

Irrigation system is leaking, it could be the valve or timer needing adjustment. Joyce Graham stated the shrubs at the entry of Weems are dying. It was suggested to replace the shrubs or remove for others to grow. LPM stated they would request a quote from Cutting Edge or a recommendation for an alternative shrub.

### **Social Events:**

#### Octoberfest

- Scheduled for October 22, 2016
- The band is secured
- First planning meeting is scheduled for August 14, 2016
- Tentative entertainment includes dance and art center, fire truck and animals from the animal shelter

### **Welcoming Committee:**

(3) home sales were provided by LPM. One (1) visit was made by Welcoming Committee in June. Two (2) other visits were attempted but no answer.

### **Website:**

No updates

**Crime Watch:** Crime watch report showed 5 incidents within a ½-mile radius of the neighborhood within the past 30 days.

### **Architecture Committee:**

Nine (9) requests were approved May –August

### **Comments:**

Board Nominating Committee volunteers should be included on the September 2016 agenda

Art Center Grand opening August 18, 2016

Mock newsletter will go out September 16, 2016. A link will be included on the WP website. Interested parties can place an ad for \$50.

Board members will rotate the message board responsibilities passing the responsibility at each Board meeting. If a member is absent they will keep the responsibility for an additional month. Randy will start the rotation for August/September.

Meeting adjourned at 8:05 p.m.