

Weems Plantation Homeowners Association, Inc.

Board of Directors Meeting - Minutes

October 13, 2016 - 7:00 pm

Meeting called to order by Randy Pupo, President at 7:12 p.m.

The following board members were present: Dwanna Hill, Julia Lunt, and Randy Pupo

Absent Board Members: Bruce Belrose

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

Guests: Evelyn Sewell and Yari Shelby

1. **Guest Speakers:** None
2. **Minutes:** The minutes from September 8, 2016 were reviewed. Motion was made by Julia, seconded by Dwanna, all approved the minutes.
3. **Modification to the Agenda:** Added, 'Park Activities' to New Business F.
4. **President Message:** Randy thanked everyone for coming and thanked Evelyn for hosting the meeting and welcomed guests.
5. **Old Business:**
 - A. Playground Signs (Liability)
 - a. Ordered signs, will arrive shortly
 - B. Playground pressure washing
 - a. Three companies submitted bids and the least expensive was \$150 for tables, bench, playground equipment, and signs. It will cost an additional \$75 for the gazebo if completed at the same time as the park. The company will provide the water for pressure washing.
 - b. Motion was made by Julia, seconded by Randy, all approved.
6. **New Business:**
 - A. Speed Limit Signs-Tabled
 - B. Speed Limit Enforcement-Tabled
 - C. Property Inventory/Values-Tabled
 - D. Crosswalk and stop sign lines repainting-Tabled
 - E. Budget-Tabled
 - F. Park Activities
 - a. Ms. Shelby described sex, drugs, fishing, and camping out at the Weems Park. It was explained that the HOA had no authority to monitor the park or enforce trespassing. It was suggested that home owners not approach the violator but contact TPD and Sherriff's Office or if school aged children to contact Lincoln H.S. Additionally it was suggested if

home owners felt comfortable to take pictures. LPM stated they would reach out to law enforcement in the community to see if they are willing to cruise the park also reach out to TPD and request they “complete paper work’ in the park as a deterrence to violators.

- b. A sink hole was identified facing the retention pond around the box. LPM stated they would follow-up by viewing the sink hole and if possible have it filled prior to Jazz in the Park. If not will have the area clearly marked with caution tape to avoid casualties.

7. Financials:

Tabled

8. Committee Reports:

- A. Code of Rules-Tabled
- B. Grounds Maintenance
The playground area and Gazebo are scheduled to be pressure washed Thursday, October 19, 2016.
- C. Social Events
Octoberfest
Committee reported everything was good and they had everything needed Brian will clean up after the Oktoberfest
- D. Welcoming
Two home sales were provided by LPM. It was requested that included with the listings also be the dollar amount sold for and square footage.
- E. Website
No updates
- F. Crime Watch
No incidents within the past 30 days.
- G. Architecture Committee
Two (2) requests were approved September-October 2016

Comments:

- LPM met with an arborist to remove 3 trees. Two trees have been labeled as rotten and is awaiting bids from Chuck
- For consistency, Cheri agreed to change her email address on the Weems website to manager@lewispm.com
- It was suggested to use Constant Contact to assist with communicating with residents as well as an email database for residents
- Dwanna is responsible for updating the Weems Message Board for October/November.

Meeting adjourned at 8:12 p.m.