**Weems Plantation Homeowners Association, Inc.**

Annual Meeting Minutes

November 4th, 2017-10:00 a.m.

1. Call to Order: Cheri Garbark from Lewis Property Management, LLC at 10:12 a.m.
2. Proof of Notice Initial Mailing, Reminder Notice, Website
3. Board members: Randy Pupo, Julia Lunt, Judy Hicks
4. Attendance/Quorum: 30 proxies had been received: Bobby Prine, Evelyn Sewell, Carolyn Turner, Shirley Roberts, Mack Hicks, Roger Turner, Rita Hinsey, Buddy & Virginia Stewart, Tinsley Smith
5. Approve the minutes of the Annual Meeting November 19th, 2016- motion from Judy Hicks and seconded by Julia Lunt all approved.
6. Election of Members to the Board of Directors -There were three open positions on the Board; Vice-President, Treasurer and Secretary. Volunteers were requested. No “Notices to Run” were received and no one from the members present wanted to join the board.
7. Approval of 2018 Budget - The HOA 2018 budget was reviewed line by line by attendees. Motion from Evelyn Sewell, seconded by Julia Lunt, all approved the 2018 budget.
8. Questions from the Membership
9. There were some questions from members regarding: Road construction on Weems Road, the new ARTS center, and the Crime Watch report. Randy Pupo, Current President spoke on several issues including:

-Survived Hurricane IRMA

- Weems Rd Construction Project

Eric Gooch is the Project Engineer

There is funding in place for 1 year construction. Construction will be 12-14 months.

Construction for Weems Road Phase II is scheduled to begin mid 2017

Plan to raise the road for a bridge crossing on Weems to stop the pond from flooding the road.

Plan to add 12 foot trail sidewalks and 5 foot bike lanes

They will be adding a left turn lane for Arcadia leading to the Big Lots parking lot.

There are currently no landscaping plans but will look into buffering the noise

Will conduct a traffic study and report back the results to the HOA.

Per request will tweak the timing of the traffic light to allow a better flow of traffic

Previously conducted a traffic signal warrant study analysis in December 2015.

It was stated that the entry into the Gardens of Weems is in need of a light. It was recommended to contact Tina DeRose at 891-5016 and she can assist with obtaining a light.

If the HOA has any additional questions please email them to Eric or Steve and they will follow up with a response.

**LAPM Report 2017**

ACC –Report (21) Request

Fence 2, Sheds 1, Trees 4, Landscaping/Exterior Work on Homes 3, Painting 3,

Screen Rooms/Additions 3, Roof 1

Violations Letters -157 Ranging from Lawn care to Repairs

Welcoming Committee-20 visits

**Repairs & Maintenance**

Parks/Playground –Swings Replaced that were stolen,

Gazebo- Spindles Replaced, Steps Repaired, Pressure Washed

Plantation Sign top column (Ins. CenturyLink).

Erosion Issues

Trees Common Area

1. **Comments:** There being no other comments meeting Randy made a motion, Julia Second meeting adjourned.
2. Meeting adjourned at 9:45 a.m.

**ORGANIZATIONAL MEETING AGENDA**

1. Call to order: 9:45 am
2. Approval of the Board of Directors’ Meeting Minutes November 19, 2016- motion from Judy Hicks and seconded by Julia Lunt all approved.
3. Board of Directors Positions- Randy Pupo-President, Julia Lunt, Secretary/Treasurer
4. September, 2017 Financials - Approved
5. Old Business- None
6. New Business-None
7. Committee Reports:

Up Coming Events: None

Welcoming: 22 Home Sales for 2017

Architecture: 21 ACC Submissions for 2017

1. Adjournment- Randy made motion, Julia Second, All approved 10:50 am.

NEXT MEETING: Thursday, December 14, 2017