

# **Weems Plantation Owners Association, Inc.**

## **Board of Directors Meeting – Minutes**

**December 13, 2018 - 7:00 pm**

**Meeting called to order by Randy Pupo, President at 7:05pm**

**Board Members present:** Randy Pupo, Julia Lunt

**Board Members absent:** Jason Hollister

**Also present:** Cheri Garbark *Lewis Property Management (LAPM)*

**Approve Minutes:** Julia moved to approve the September 13th, 2018 minutes; Randy seconded motion. All approved

**Guests: None**

**1. Guest Speakers:** None

**2. Modification to the Agenda:** None

**3. Presidents Message:** Randy thanked Evelyn for hosting the meeting and wished everyone a Merry Christmas and Happy New Year.

**4. Old/New Business:**

**a) COT/Weems Rd Improvements:** City tying up loose ends with other properties along Weems Road; Project Manager to get construction bids after the first of the year.

**b) HOA property behind 3296 Dartmouth (Erosion Issue) to Gentle Wind:** Cheri reported that LAPM had 3 companies out to the property to evaluate the erosion issue and that Curt Mills, with Stormwater & Environmental Maintenance suggested the least costly and easiest way to correct the problem of water running down from Addison through the HOA property and through to 3296 & 3300 Dartmouth Drive by digging out ditch between Addison & Dartmouth and having the water flow down to Gentle Wind, with no engineers involved. LAPM to go with the least costly of the three.

**c) Screened in front porch at 3276 Dartmouth within the last month; denied by ACC in April, 2018. LAPM to write letter to property owner to take down and fine if necessary.**

**5. Financials: November, 2018 –** Board reviewed the November financials and reported the following numbers: As of November 30, 2018, total checking/savings was \$47,234.76 with total liabilities & equity of \$46,663.98; income year to date was \$51,089.78 with expenses of \$37,103.57 and a net income of \$14,016.03.

**6. Committee Reports:**

- a) Code of Rules:**
- b) Grounds Maintenance:**
- c) SocialEvents - None** scheduled at present time
- d) New Home Sales** - There were twenty-four (24) home sales since in 2018 with an average sales price of \$190,175 and average price per square foot of \$140.73.
- e) Website:** Website is updated monthly
- f) Crime Watch: Last 30 days ending 12/14/18** - One (1) fraud incident in last 30 days, 2 suspicious calls and a few misc service calls and community policing.
- g) Architectural Committee** - Nine (9) submissions for 2018
- h) Comments:** None

**Adjournment: 7:22**

**Next Meetings: January 10, 2019**