

Weems Plantation Homeowners Association, Inc.
Annual Meeting Minutes
December 3, 2020-6:32 p.m.

- I. **Call to Order:** Randy Pupo at 6:32 p.m. via Zoom
- II. **Proof of Notice** Initial Mailing, Reminder Notice, Website
- III. **Board members:** Randy Pupo, Julia Lunt, Jason Hollister, Robert Ortega
- IV. **Attendance/Quorum:** 19 proxies/27 total of 371; no quorum of membership
- V. **Approval of the November 2, 2019 Annual Meeting Minutes:** Jason Hollister moved to approve and Robert Ortega seconded; all in favor and the minutes were approved.
- VI. **Election of Members to the Board of Directors:** No “Notices to Run” were received; from the members present, Roger Turner stated he’d be willing to join the board and was approved unanimously.
- VII. **Approval of 2021 Budget** - The HOA 2021 budget was reviewed line by line by attendees. Motion from Julia Lunt and seconded by Jason Hollister; all were in favor and the 2021 budget was approved. Dues for 2021 would remain the same at \$136.40.
- VIII. **Questions from the Membership:** It was asked if the HOA could remove “Plantation” from its name. Suggestions for replacement names were Place, Parkside and Cove. It was noted that keeping a name starting with “P” may work better for the logo. This item was placed as new business on the next board meeting agenda for further discussion.

Installation of a sidewalk from Weems to the pavilion was recommended. This item was placed as new business on the next board meeting agenda for further discussion.
- IX. **Comments:** None
- X. **Meeting adjourned at 7:06 p.m.**

Weems Plantation Homeowners Association, Inc.
Organizational Meeting Minutes
December 3, 2020-7:00 p.m.

- I. **Call to order:** 7:06 p.m.
- II. **Approval of the Board of Directors' Meeting Minutes November 3, 2018-** motion from Julia Lunt and seconded by Jason Hollister; all approved.
- III. **Board of Directors Positions-** Randy Pupo - President, Julia Lunt - Vice President, Jason Hollister - Secretary, Robert Ortega –Treasurer, Roger Turner - At Large
- IV. **November, 2020 Financials** – Reviewed and approved
- V. **Old Business:**
 1. Pavilions Update: The consensus of the board was that this is a good idea and they want to continue to pursue quotes. The gazebo is about 20 years old and provides protection to kids waiting for the school bus. Sue will seek proposals to present at the next quarterly meeting.
- VI. **New Business:**
 1. Re-stucco Weems Entrance Sign: Two quotes were received but significantly varied in price. A third bid is expected. To defer HOA cost, Sue connected the City to inspect for any damage that may have been caused by the removal and reinstallation of the sign.
 2. Weems Plantation HOA Re-naming: This item was brought to the Board by owners attending the Annual Meeting. It was noted that if “Plantation” was removed from the HOA name it would also need to be removed from the following, but not limited to, governing documents, signs, website, and corporate name. Piecemeal estimates are needed for these items. Additional research needed to know what the legal fees would be, what the required membership vote would be, and then poll HOA membership to find out interest. Suggested replacement names were Place, Parkside, Cove.
 3. Add Sidewalk from Weems to Pavilion: This item was brought to the Board by owners attending the Annual Meeting. Management will research this and landscaping with the City.
 4. Holiday Decorating Contest: Approved for each side of the community; Best All Around - \$50, Most Creative - \$50, Best Themed -\$50 for prizes totaling \$300. Judging to take place Thursday, Dec 17th.

VII. **Committee Reports:**

Possible Events: None
Welcoming: 13 Home Sales from 1/1/2020 through 10/30/2020:
Average Sales Price \$209,438; Average Price per Square Foot \$155.28
Architecture: 8 ACC Submissions for 2020

VIII. **Adjournment-** Meeting adjourned at 7:59 p.m.

NEXT MEETING: March, 2021 TBA

DRAFT