

Weems Plantation Owners Association, Inc.

Board of Directors Meeting – Minutes

Via Zoom

August 19, 2021 - 6:00 pm

Meeting called to order by Randy Pupo at 6:04pm

Board Members present: Randy Pupo, Robert Ortega, Julia Lunt, Roger Turner, (Absent: Jason Hollister)

Also present: Sue Barlow, *Lewis Property Management (LAPM)*

Approve Minutes: With the change of name from Randy Pupo to Robert Ortega calling the May 20, 2021 meeting to order, Robert Ortega moved to approve the minutes of May 20, 2021 and Roger Turner seconded; minutes were approved by all.

1. Guest Speakers: None

2. Modification to the Agenda: None

3. Presidents Message: Randy welcomed everyone who joined in the Zoom meeting and asked that they announce who they were, where they lived, and how long they lived in the neighborhood. He reminded everyone that his main purpose serving on the board was to keep the dues low and property values high.

4. Old Business:

a. Pavilions & Gazebo: Sue reported that Weems was on the October schedule to have the pavilion installed at the entrance by Tallahassee Fencing. Randy discussed the idea behind the pavilion to act as cover for the kids while waiting for the school bus. There was discussion regarding benches and that the overall thought by the owners in attendance would be to have a couple of benches. It was further determined that metal with rubber coated benches would be the most cost effective and would last longer. Julia moved to have benches installed in the pavilion and Robert seconded the motion; all were in favor and the motion passed.

b. 3486 Lands End Property Maintenance: The Association put the owner on notice that the HOA could provide the maintenance on this property and that the 30 days' notice were now up; he is now attempting to sell the home. Robert Ortega stated the owner had completed some home repairs and had the property listed by appointment only, and not listed publicly. Sue Barlow stated she would notify the realtor that the property's maintenance must be completed and approved by the HOA prior to closing on any sale.

c. Removal of name "Plantation" Costs: Roger Turner had worked up some cost estimates for changing the Weems Plantation Subdivision Name. Jeremy Anderson stated that it would be a vote of the owners to remove from the documents, but only a vote of the board to remove the name from the signs. Piney-Z Board President Cindy Saginario made contact with Randy and Roger to discuss the process they used to save on costs and decided to have the signs changed removing the word Plantation from them. Roger & Carolyn Turner suggested making the sign changes only. Robert Ortega suggested getting full blown costs. Julia moved to get cost of everything to remove the Plantation from all documents and signs; Roger seconded the motion. All were in favor and the motion passed.

5. New Business:

a. Gardens of Weems sign Repair/Replace: LAPM received 2 quotes to repair or replace the sign, one to replace for \$17,000 and one to repair for \$2,800. The quote to repair the sign by Super Signs was approved and will be sent to Progressive; no action to be taken on the sign until Progressive pays.

b. Safety of Playground: Carolyn Turner opened up discussion regarding the park, the playground, and the pond. Ms. Turner's concern with the pond was that it was an open area, a safety issue, and an attractive nuisance to the children, especially with a playground in the same open area. There was discussion regarding parents and their responsibility to look after their children and the Association not having the ability to guard against everything. There was discussion regarding the City fencing in the pond and/or the HOA fencing in the playground.

Based on the age of the playground equipment and the playground being in the Conservation Easement (HOA Recreation Area) and structures not being permitted, Roger Turner moved to remove the playground equipment and sell it; there was no second, and the motion failed.

c. Mowing of Easements/Additional Lawn Service: Christi Holland asked that the Easements between Emerson & Addison and Addison to Dartmouth be mowed by the Cutting Edge; she stated they neighbors used to mow these easements but were now aging and unable to. Julia moved to have the easements mowed regularly and the cost added to the monthly cost; Roger seconded the motion. All were in favor and the motion passed.

d. Facebook: Randy opened up discussion regarding having a Facebook page that would be used primarily for HOA information, lost and found, etc., but would be administered by the Board. It would only be open to owners of Weems and LAPM would provide an owner's listing to use for approval.

e. Speed Bumps/Humps: Rachel Segal who lives on Emerson Lane asked about the possibility of having speed bumps/humps installed on Emerson and Addison since the roads were narrower than others in Weems and more cars parked in the streets. Her young son plays basketball at the street and it is a hazard with parked cars and people speeding. If speed bumps/humps couldn't be installed, could the HOA place signs in the streets telling folks to slow down. Other discussion involved encouraging people to slow down and/or reducing the speed limit on the street. LAPM to research with the City the speed bumps/humps requirement and reach out to Rachel. LAPM will also get quotes on "Slow-Children at Play" signs for the neighborhood.

6. Financials – July, 2021: Board reviewed the July financials and reported the following numbers: As of July 31, 2021, total checking/savings was \$62,505.37 with total liabilities & equity of \$44,355.07; income year to date was \$22,742.18 and expenses of \$30,052.51, with a net income of \$-7,306.76.

7. COMMITTEE REPORTS:

- a. HOME SALES – Seventeen (17) new home sales January 1, 2021 through July 26, 2021
Average sales price of \$245,765 (up from \$235,633 through April, 2021)
Average price per square foot of \$180.18 (up from \$172.12 through April, 2021)
- b. ACC – There are 8 requests for 2021

Adjournment: 8:12

Next Meeting: November 18, 2021 (Annual Meeting)