

**Weems Plantation Homeowners Association, Inc.**  
Annual Meeting Minutes  
November 18, 2021 @ 6:00pm via Zoom

- I. **Call to Order:** Randy Pupo at 6:15 p.m. via Zoom
- II. **Proof of Notice** Initial Mailing, Reminder Notice, Website
- III. **Board members:** Randy Pupo, Julia Lunt, Jason Hollister, Roger Turner
- IV. **Attendance/Quorum:** 14 proxies; no quorum of membership
- V. **Election of Members to the Board of Directors:** No “Notices to Run” were received; Board will remain for another year.
- VI. **Guest Speaker – Marcus Upshaw, Flock Safety:** Marcus made a presentation regarding their neighborhood vehicle cameras (tag reader security camera) connected directly to TPD and the costs involved; there was no decision for the board or members to make, but his information was given to the members to contact him with any questions.
- VII. **Questions from the Membership:** None
- VIII. **Comments:** None
- IX. **Meeting adjourned at 6:38 pm**

**Weems Plantation Homeowners Association, Inc.**  
Organizational Meeting Minutes  
November 18, 2021 – via Zoom

- I. **Call to order:** 6:38 pm
- II. **Approval of the Board of Directors' August 18, 2021 Meeting Minutes:** - motion from Julia Lunt and seconded by Roger Turner; all approved.
- III. **Board of Directors Positions-** Randy Pupo - President, Julia Lunt - Vice President, Jason Hollister – Secretary-Treasurer, Roger Turner - At Large
- IV. **October, 2021 Financials** – Financials reviewed – Julia moved to approve, Roger seconded; all approved.
- V. **Approval of 2022 Budget** - The HOA 2022 budget was reviewed and discussed; dues were slow to come in for 2021 since they were sent half through Appfolio and the rest via mail, although Covid still played a role. Board decided to mail out all dues invoices for 2022. Motion from Julia Lunt and seconded by Roger Turner to approve the budget; all were in favor and the 2022 budget was approved with dues remaining at \$136.40 annually.
- VI. **Old Business:**
  - a. **Gardens of Weems:** Gardens entrance sign hit by a truck had been repaired by Super Signs, approved by the Board and Super Signs paid the amount sent by Progressive.
  - b. **Speed Humps:** LAPM researched the process for requesting the City to install speed humps, but the resident requesting them never got back with LAPM. Issue will be TABLED.
  - c. **Children at Play Signs:** Rather than shop around to 3 or 4 outlets to get prices for signs, posts, hardware and labor costs, LAPM asked for an all-inclusive cost from Super Signs for 4 signs at a cost of \$591.25. Roger moved to approve the cost of the signs and Julia seconded; LAPM would order the signs to be placed at a later date.
  - d. **Conservation Area:** Anderson & Givens to give an update.
  - e. **Removal of Plantation from Name:** The Board would like to survey the neighborhood to get an idea of the number of owners in favor of removing the name knowing the costs involved. With a potential overall cost of \$8,000 to \$10,000 to eliminate the name from all documents, and the cost of printing all the documents, voting packets, postage and return envelopes with postage for 371 homes, the Board decided a Facebook Poll or another form of survey would

give the Board a good indication of how the neighborhood felt. Based on the interest from the survey, the Board would decide whether to put it out to an official vote and expend the funds to do so.

## **VII. New Business:**

- a. **Facebook Group:** The Official Weems Facebook page was launched and LAPM provided all addresses to Admin Randy Pupo to verify owners asking to join.
- b. **Events Committee & Upcoming Events:** Thanks to Facebook, we now have volunteers for an Events Committee. Angela Diorio, Amanda Nalley, and Toree Olivia are already on board as committee members and have planned a Winter Celebration and Tree Lighting ceremony at the main entrance on Sunday, December 5, 2021 from 5-7pm. Angela, Amanda and Toree each presented their budgeted items to the board from goodie bags, cookies, hot chocolate, coffee, lighting, crafts, etc., totaling approximately \$600.00. With that, Julia moved to approve up to \$600.00 for the event and Roger seconded the motion; the budget was approved by all.

Additionally, the Xmas Decorating Contest would be overseen by the new Committee and 2 homes in each of the sides of the neighborhood would be rewarded for 1<sup>st</sup> and 2<sup>nd</sup> place, each receiving \$50.00 and \$25.00 respectively.

- c. **Homeless camp in Conservation Area:** LAPM contacted TPD and had Trespassing warrants issued against the homeless living in the conservation area behind homes on Dartmouth and Bodmin Moor. It was being monitored by the COPPS Squad and would continue to be monitored and the homeless removed and/or arrested.
- d. **Tree Quotes:** Three (3) quotes were received for HOA trees reported by residents to be trimmed or removed:
  - 1) HOA TREE LIMB over property/driveway at 3449 Barnstaple (weight & canopy reduction): Tally Trees \$400; AAA \$650; Arbor Pros \$750. This limb is from a protected tree and the limb shouldn't be removed as it can open up a wound in the trunk of the tree which can open up the tree for disease and infection. Better to trim the weight from the limbs.
  - 2) HOA TREES IN THE PARK (3): Tally Trees \$1,100.00 (\$1,325.00 with Stumps)  
AAA \$1,700.00 (Leave stumps low); Arbor Pros \$1,750.00 (Leave stumps low)

Julia moved to accept Tally Trees quotes in the amount of \$1,725.00 and Roger seconded the motion; all were in favor and the motion passed.

**HOME SALES FOR 2021: Eight (8) sales with average sales price \$249,666/\$180.20 per SF.**

**ACC SUBMITTALS FOR 2021: Eight (8) submissions for exterior improvements in 2021.**

**ADJOURNMENT: Meeting adjourned at 8:21p**

**NEXT MEETING: February, 2022 TBA**