

Weems Plantation Owners Association, Inc.

Board of Directors Meeting – Minutes

Via Zoom

February 17, 2022 - 6:00 pm

Meeting called to order by Randy Pupo at 6:09pm

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

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

Approve Minutes of November 18, 2021: Julia Lunt moved to approve the Annual-Organizational Meeting minutes of November 18, 2021 and Roger Turner seconded the motion; all were in favor and the minutes were approved.

1. Guest Speakers: None

2. Modification to the Agenda: None

3. Presidents Message: Randy welcomed everyone who joined in the Zoom meeting. 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: Randy asked the Board if they were in favor of demolishing the gazebo and replacing it with a pavilion; the quotes we had received were high but that we needed licensed and insured people to do the work. Julia stated we needed 2 more quotes and Roger thought that the gazebo looked better. Pam Lueck stated her husband had been taking care of the gazebo and the board thanked them. The trash receptacle was also discussed as to its necessity vs looking bad; Julie moved to remove the receptacle at the park and to have it replaced if need be; Roger seconded.

b. 3486 Lands End Property Maintenance: The Owner attempted to sell the home without taking care of the violations on the property; Sue Barlow reminded the realtor and advised the title company that these items needed to be completed prior to the closing. The yard was completed and the home and fence was pressure washed prior to closing and paid out of his proceeds.

c. Removal of name "Plantation" Costs: Randy Pupo would prepare the survey questions to be asked through Survey Monkey and sent through Appfolio. Owners would have 30 days to respond. The responses from the survey would determine if further steps would be taken.

d. Conservation Area Update: it was determined that the Recreation Area was separate from the Conservation Easement and LAPM would send a deed or dedication for clarification.

5. New Business:

a. Homeless Camp Cleanup: Two (2) quotes were received for cleaning out the homeless camps in the woods behind Dartmouth & Bodmin Moor – one for \$4,789 and the other for \$3,400. Randy thought we could find others to remove the camps for a lot less, maybe through facebook. Bob DiMuzio was concerned about the homeless coming back if we didn't clean it out. There was

a suggestion of calling Leon County's Work program. LAPM would check with Leon County and the City to see if they would assist us.

b. Sidewalk Update: Sue Barlow stated that although the City was updating their sidewalk priority in February, 2022, the system still hadn't been updated since 2021. Should have the listing before the May meeting.

6. Financial: April, 2022 Financials were reviewed and approved by Julia and Roger.

7. Events Committee: Angela, Toree, Melanie and Amanda announced three upcoming events they'd like to host in the neighborhood:

Upcoming 4/9 Spring Event (\$300.00) Easter Egg Hunt – Julia/Roger approved budget

End of Summer Event (after 1st week of school) (\$500.00) – Adult type events

Winter Event (\$500.00)

Possibly a Halloween event.

Prior to the April 9th event, there will be a clean up event on March 26th at the Playground and Gazebo – white paint added to gazebo; playground and gazebo to be pressure washed prior to cleanup event.

Adjournment: 8:12

Next Meeting: TBD May, 2022