

**Weems Plantation Owners Association, Inc.**  
**Board of Directors Meeting – Minutes**  
**Via Zoom**  
**May 19, 2022 - 6:00 pm**

**Meeting called to order by Randy Pupo at 6:08pm**

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

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

**Members present:** David Chang, Amanda Nalley, Joanne Gohlke, Linda McDonald, Rodel Calub, Jimmy Dickens, Jeffery Douglas, Taylor Castor

**Approve Minutes of February 17, 2022:** Roger Turner moved to approve the meeting minutes of February 17, 2022 and Randy Pupo seconded the motion; all were in favor and the minutes were approved.

**1. Guest Speakers:** None

**2. Modification to the Agenda: New Business (c) Little Free Library**

**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:** Discussion regarding cost of removal of the gazebo and installation of the pavilion; Randy reminded everyone that we weren't obligated to do it, but that we wouldn't remove the gazebo unless we had a replacement ready to be installed. Sue stated we did have a quote of \$585.00 to remove the gazebo. Jimmy Dickens stated he was in facilities management and that he would be able to come up with a less expensive installation solution for the installation of the pavilion. Sue stated she would email him the specs so he could obtain some quotes.

**b. Homeless Camp Cleanup Update:** Sue reported that they had a third quote which was no better than the other 2 quotes; she also reported that she had called both the City and the County Work Camp to see if they offered services for homeowner associations. The lady at the City said no, their program couldn't handle it and gave her the name and the number to call at the County. No calls have been returned. However, the city lady stated both were understaffed at the moment and were unable to handle requests that size. Jimmy Dickens, in facilities management at the City, stated he would check out the quotes submitted to clean out the camp and get back to us. Lewis would provide the information to Jimmy via email.

**c. Plantation Name Change Survey update:** Randy Pupo informed the members that the association sent out a survey via email and approximately 160 homes responded with approximately 65% stating no, and 35% yes, to remove the name Plantation from the name of the Association. Further steps will not be taken.

**d. Sidewalk Update:** Sue reported that on the 2022 sidewalk prioritization, the extension of a sidewalk from Weems Road to the driveway of 3250 Dartmouth Drive, the project was listed as #162 at the present time. There was member discussion regarding a possible ADA compliant ramp installed from the sidewalk to the gazebo.

**5. New Business:**

**a. Playground Gate:** Carolyn & Roger Turner suggested adding a gate at the entrance to the Weems Plantation playground for the prevention of young children straying from parents and getting close to the pond, and to discourage non-residents from driving into the playground area to conduct illegal activities or other misuses of the park. Further discussion will follow at later meeting.

**b. Landscape Entrance Signs:** No discussion

**c. Little Free Library** – Amanda Garner asked that she be allowed to place a Little Free Library either at the park or near the gazebo area; the Board agreed it was a fun idea/project and stated that either area would be fine, particularly the gazebo area.

**6. Financial: April, 2022** Financials were reviewed and approved by Roger & Randy; financials attached.

**7. Committee Reports:**

**Events Committee:** The community wide yard sale will be held on Saturday, May 21<sup>st</sup>.

**New Home Sales:** There were six (6) new home sales between 2.1.2022 and 5.13.2022 with an average sales price of \$279,667 and a price per square foot of \$179.27.

**Adjournment: 7:34**

**Next Meeting: TBD August, 2022**