

# WEEMS PLANTATION OWNERS ASSOCIATION, INC.

Annual Meeting Minutes  
November 17, 2022 @ 6:00pm  
Lewis Assn Property Mgmt  
7113-2 Beech Ridge Trail  
Tallahassee, FL 32312  
and via Zoom

- I. **Call to Order:** Randy Pupo called the meeting to order at 6:05 p.m.
- II. **Proof of Notice** Initial Mailing, Facebook, Appfolio, Website
- III. **Board members:** Randy Pupo, Julia Lunt, Roger Turner (Jason Hollister, Absent)
- IV. **Attendance/Quorum:** With 21 proxies and 13 in person, there is no quorum of membership. Wayne Ryan, Bessie Smith, Gecelyn Dixon, Melissa Bruner, Paul Palmiotto, Martina Person, Amanda Nalley, Bobbie Prine, Marcus Elliott, John & Peggy Owens
- V. **Election of Members to the Board of Directors:** No "Notices to Run" were received and the current Board was asked to remain for another year. Asked if there were members interested, Amanda Nalley expressed her interest in filling the fifth seat. Julia Lunt moved to appoint Amanda Nalley to the Board and Roger seconded the motion; Amanda was appointed unanimously.
- VI. **Questions from the Membership:** Wayne Ryan asked if Weems had an arborist come in to inspect the trees in the neighborhood. Randy Pupo replied that an arborist had come about 5 years ago and inspected a number of trees in the green space behind Bodmin Moor as a tree behind 3265 Bodmin Moor had split in half. Trees were inspected recently in the park/playground and 3 were removed.  
  
Martina Person asked if Pods were allowed in the neighborhood; there was discussion regarding time limit to keep pods on the property, how much time the HOA would allow, etc. Sue Barlow stated that the City allows them for 30 days per permit and that she would confirm that with the City and send the information to Martina and the Board.
- VII. **Comments:** No further comments or questions.
- VIII. **Meeting adjourned at 6:39 pm**

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Organizational Meeting Minutes

November 17, 2022

Lewis Assn Property Mgmt (with Zoom link added)

7113-2 Beech Ridge Trail

Tallahassee, FL 32312

- I. **Call to Order:** Randy Pupo called the meeting to order at 6:39 p.m.
- II. **Approval of the Board of Directors' September 1, 2022 Meeting Minutes:** - motion from Roger Turner, seconded by Julia Lunt; minutes were unanimously approved.
- III. **Board of Directors Positions-** Randy Pupo - President, Julia Lunt - Vice President, Jason Hollister – Treasurer, Amanda Nalley - Secretary, Roger Turner - At Large  
Julia Lunt moved to accept
- IV. **October, 2022 Financials** – Financials reviewed – Julia Lunt moved to approve, Amanda Nalley seconded; financials approved unanimously.
- V. **Approval of 2023 Budget** - The HOA 2023 budget was reviewed and discussed; Motion from Julia Lunt and seconded by Roger Turner to approve the budget; all were in favor and the 2023 budget was approved with dues remaining at \$136.40 annually.
- VI. **Old Business:**
  - a. **Homeless Camp Removal:** All camps were cleaned out and invoice paid. This included 4 sections of camps and the palette hotel. Randy Pupo stated he thought they had relocated down to the railroad area and didn't think any are still living in the area cleaned up. Paul Palmiotto stated he had seen some one walk up Dartmouth with a shopping cart.
  - b. **Repaint the Gazebo (added item):** Amanda Nalley suggested repainting the gazebo for the time being; she stated they cleaned it up where they could, but it could be touched up and painted. Further discussion tabled until February.
  - c. **Pavilion** – Tabled until February
  - d. **Playground Gate:** Need ideas for gate; to be discussed in February

**HOME SALES FOR 2022:** There were fifteen (15) home sales in 2022 with an average sales price of \$272,187, and an average price per square foot of \$189.51. (This was up from 2021 home sales of eight (8) with average sales price \$249,666/\$180.20 per SF.)

Randy Pupo stated his 2 goals for the HOA are to keep the dues low and the property values high.

**ACC SUBMITTALS FOR 2022:** 14 approved requests for 2022 (4-Fences, 4-Roofs, 1-Generator, 1-Screened in Porch, 1-Rebuild due to fire, 1-Solar Panels, 1-Repaint, 1-Storage Shed)

**ADJOURNMENT:** Meeting adjourned at 7:26pm

**NEXT MEETING:** February 16, 2023 tentatively