

Weems Plantation Owners Association, Inc.

Quarterly Meeting of the Board

Time: February 23, 2023 - 06:00 PM Eastern Time (US and Canada)

Lewis Association Property Management, 7113-2 Beech Ridge Trail

And via Zoom:

<https://us06web.zoom.us/j/2767118476?pwd=Z0NUdklXOXlkdm1FVTlpZ0hzZWNoQT09>

Meeting ID: 2760711 8476

Passcode: Lewis

MEETING MINUTES

1. Call to Order - 6:04
2. Quorum of Board - Randy, Julia, Roger, Amanda
3. Approve Minutes: Annual & Organizational Meeting Minutes November 17, 2022- Julia makes a motion to accept the minutes as presented, Amanda seconds; all approved.
4. **President's 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.
5. **Old Business:**
 - A. **Playground Gate** - LAPM gave an estimate from Blue Line Fencing with 3 Options for a gate to the park. Discussion took place as to who would open & close the gate; as well as how to lock and unlock the gate. Amanda will speak to the homeowners on either side to see how they feel about having a gate. Tabled until further information can be obtained.
 - 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. Tabled until further information can be obtained.
 - C. **Pavilion** – Tabled until further information can be obtained.
6. **New Business:**
 - A. **Water Pressure Issues-** Many homeowners experiencing high water pressure. This is not an HOA issue; each homeowner needs to call a plumbing company to install a pressure release valve to resolve the issue.
 - B. **Community Garage Sale** - Amanda will post on social media sites for sometime for April.
 - C. **Spring Event** - Amanda Planning a spring event for April 1st. will post on social media sites.

D. Street Lights - Members discussed several City of Tallahassee lights are out and LAPM advised to either call the City or report through digitally app or website for the City to come and repair.

9. **Financials: January, 2023** - Financials reviewed – Julia Lunt moved to approve, Amanda Nalley seconded; financials approved unanimously.

10. **Reports:**

A. **Violations:** Notices have gone out to those who have violations. The Airbnb was noticed and taken down.

B. **Social Events:** Discussed above

C. **New Home Sales: One (1) 11.24.2022 – 2.20.2023**

i. **Average Sales Price: \$340,000**

ii. **Average per square foot: \$ 185.99**

D. **ACC Requests: 6 Attached approvals**

Adjournment: 7:10pm.

Next Meeting: Tentatively scheduled for May 18, 2023