

Weems Plantation Owners Association, Inc.

Quarterly Meeting of the Board

Time: May 18th, 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 - 6:02**
2. **Quorum of Board - Julia, Roger, Amanda, Randy Pupo & Jason Hollister were absent**
3. **Approve Minutes: February 23rd, 2023** - Roger makes a motion to accept the minutes as presented, Julia seconds; all approved.
4. **President's Message-** Cheri welcomed everyone who joined in the Zoom meeting. Cheri gave Randy's Speech, boards responsible for keeping the dues low and property values high while letting members know they have a voice.
5. **Old Business:**
 - A. **Playground Gate** - Since there has been no activity in the park of vandalism or disturbance this item is being taken off the agenda if necessary in the future we will discuss again. No Action needed.
 - B. **Community Garage Sale** - Amanda spoke, the Garage sale was a success with several homes participating and another garage sale being held this weekend Saturday May 20th.
6. **New Business:**
 - A. **Gazebo and fence vandalism issue** - Amanda Nalley suggested repainting the gazebo for the time being at the last meeting; she stated they cleaned it up where they could, but it could be touched up and painted but the item was tabled for further discussion at that meeting. New Discussion took place with the membership and many ideas were tossed around from complete removal to replacing it once again with a pavilion with some benches underneath. Also discussed was the use of trail cams to monitor the activity throughout the day to see who is doing the vandalism to the gazebo and causing disturbance in the surrounding areas. LAPM will order a "Under Surveillance" sign to be posted on the Gazebo and a newsletter to be sent out through appfolio and other social media platforms to inform the residents that we will be watching the common areas. LAPM to get estimates for the cost of trail cams, repairing the Gazebo and the cost of the pavilion & benches.
 - B. **Asphalt plant concerns-** Amanda and some homeowners are concerned over the Asphalt plant down the road. Is the community being harmed by the plant? Discussion took place to maybe call the EPA or the City of Tallahassee to see if there are any reports about the plant's operations and safety procedures. LAPM will try and do some research on this subject.

- C. c. Spring yard competition** - Amanda suggested a spring yard competition to be announced and prizes given to those homeowners who have the best lawn. 2 on the Plantation side & 2 on the Gardens side \$50.00 for 1st place and \$25.00 for second place. Roger makes the motion to approve the expenditure, Julia seconds the motion and the motion was approved.
- D. d. Spring celebration update** - The celebration was fantastic. There was a great team of ladies that made the event happen. There were crafts, food and everyone enjoyed themselves and the kids had a great time. It was also great to get to know each other and socialize.
- E. e. Post-meeting communications** - Newsletter to go out mentioning the following items: Spring Clean Up, especially Pressure washing & lawns. Spring Yard Competition and article on Gazebo being monitored by the HOA due to vandalism and disturbances. Private Property- Please inform your children to not trespass upon another neighbor's property, unlock gates or jump fences. Law Enforcement will be called for any incidents that may occur.
- F. f. Another Homeless Camp - Behind 3206 Emerson (Porter)** Cheri reported that Ben the screamer homeless man was behind 3206 Emerson again, but LAPM reported it to TPD and Officer Bascom handled the situation. Ben is now gone but keep an eye out he seems to always return.

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

10. **Reports:**

- **Violations:** Around 30 notices have gone out to those who have violations after Inspection in the 3rd week of May 2023. The Airbnb was noticed and taken down.
- **Social Events:** Unfortunately, Amanda can not do the end of the year social for the kids. Amanda asked for volunteers for the end of school party usually held at the bus stop. No one spoke up so if anyone wants to coordinate the event please contact Lewis Association Property Management.
- **New Home Sales: One (1) 11.24.2022 – 2.20.2023**
 - i. **Average Sales Price: \$340,000**
 - ii. **Average per square foot: \$ 185.99**
- **ACC Requests: 6** Attached approvals

Adjournment: 7:32pm

Next Meeting: Tentatively scheduled for August 2023