

Weems Plantation Owners Association, Inc.

Quarterly Meeting of the Board

Time: September 21st, 2023 - 06:00 PM Eastern Time (US and Canada)

Lewis Association Property Management, 7113-2 Beech Ridge Trail

MEETING MINUTES

1. **Call to Order - 6:02**
2. **Quorum of Board - Julia, Roger, Amanda, Randy
Jason Hollister were absent**
3. **Approve Minutes: May 18, 2023** - Roger makes a motion to accept the minutes as presented, Julia seconds; all approved.
4. **President's Message-** Randy welcomed everyone who joined in the Zoom meeting. The boards are responsible for keeping the dues low and property values high while letting members know they have a voice.
5. **Old 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 ordered 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 got 2 bids for repair and/or removal of the Gazebo. Tear down Gazebo \$2000, \$1896.00 to repair the Gazebo. \$1400 to build the new pavilion the HOA will purchase the gazebo from Costco. Trail cams to be put up and signs. Comments have been made about the kids sitting on the curb and people are concerned about hitting them. Need lighting at the area where the bus stop is so LAPM will contact the City of Tallahassee for an additional light post. Roger made the motion to repair the gazebo, Julia second the motion.
 - 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.

6. New Business:

- A. Tree Down between Addison and Emerson- Small tree leaning over in the common area. Brian Durdan will be asked to remove it. Also ask Brian to go over and add to the contract .
- B. Add a light on the gazebo side (due to not being able to see early morning kids waiting for the school bus)- LAPM to reach out to the City of Tallahassee to see about putting up a new light pole by the bus stop area. Also ask Brian to cut back crepe myrtles.
- C. Parking issues and pets barking in yards - Nothing the HOA can do residents need to call animal Control.
- D. Intersection of Torrington Way and Newton Abbott Drive a four way stop due to safety concerns.- LAPM to contact the City of Tallahassee for a traffic study to be done.
- E. Tree Quotes for tree behind 3265 Bodmin Moor- \$1200 to remove the top limbs from AAA.
Julia Makes the motion to remove Roger Second the motion and all approved by majority vote. We had three bids: Millers, AAA and Fielders and AAA is was the cheapest and the homeowner just wants the dead limbs removed. A crane will be needed to remove the limbs.

9. Financials: August 2023 - Financials reviewed – Julia Lunt moved to approve, Amanada seconded; financials approved unanimously.

10. Reports:

Violations: Around 30 notices have gone out to those who have violations.

Social Events: None

New Home Sales: Three (3) sales 5/18/23 to 8/16/23

- i. Average Sales Price: \$279,467
- ii. Average per square foot: \$212.02

d. ACC Requests: Attached 2023 Approvals (8)

Adjournment: 7:11pm

Next Meeting: Next Meeting: Annual Meeting scheduled for November 16, 2023