

# WEEMS PLANTATION OWNERS ASSOCIATION, INC.

Annual Meeting Minutes  
November 30, 2023 @ 6:00pm  
Lewis Assn Property Mgmt  
7113-2 Beech Ridge Trail  
Tallahassee, FL 32312  
and via Zoom

- I. **Call to Order:** Meeting called to order at 6:08 p.m.
- II. **Proof of Notice** Initial Mailing, Facebook, Appfolio, Website
- III. **Board members:** Julia Lunt, Roger Turner, Amanda Nalley  
(Randy Pupo & Jason Hollister, Absent)
- IV. **Attendance/Quorum:** With 21 proxies and 8 in person, there is no quorum of membership.  
Gecelyn Dixon, Andy Elliott, Joanne McCall, Jim Elliott, Nadine Gordon.
- V. **Approval of the 11.17.2022 Annual Meeting Minutes:** **Julia moved to approve the 11.17.2022 annual meeting minutes and Roger seconded the motion; all were in favor and the minutes were approved.**
- VI. **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. Julia Lunt asked if anyone was interested in being on the Board and Gecelyn Dixon expressed her interest; Amanda Nalley moved to appoint Gecelyn to replace Jason Hollister. Julia Lunt seconded the motion and Gecelyn was appointed to the Board unanimously.
- VII. **Questions from the Membership:** No comments or questions
- VIII. **Meeting adjourned at 6:14 pm**

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## Organizational Meeting Minutes

November 30, 2023 @ 6:00pm

Lewis Assn Property Mgmt

7113-2 Beech Ridge Trail

Tallahassee, FL 32312

and via Zoom

- I. **Call to Order:** The meeting was called to order at 6:15pm
- II. **Approval of the 11.22.2022 Organizational Meeting minutes and the 9.21.2023 Board of Directors' Meeting Minutes:** - Roger Turner moved to approve both sets of minutes, seconded by Julia Lunt; minutes were unanimously approved.
- III. **Board of Directors Positions-** Randy Pupo - President, Julia Lunt - Vice President/Treasurer, Amanda Nalley - Secretary, Roger Turner - At Large- Gecelyn Dixon -At Large  
Julia Lunt moved to accept, all in favor.
- IV. **October, 2023 Financials** – Financials reviewed – Julia Lunt moved to approve, Amanda Nalley seconded; financials approved unanimously.
- V. **Approval of 2024 Budget** - The proposed 2024 budget was reviewed and discussed; Julia Lunt moved to approve the budget and Roger Turner seconded the motion. All were in favor and the budget as presented was approved unanimously. Dues would remain at \$136.40 annually in 2024.
- VI. **Old/New Business:**
  - a. **Gazebo Update:** The contractor hired to repair the gazebo had been working on a larger project which took longer than expected and had fallen behind in his scheduling of the gazebo; he should have it repaired as soon as this project is completed. The cameras will be installed at the time of repair. LAPM will inform homeowners that the cameras are up through facebook and appfolio.
  - b. **Additional street lighting at Dartmouth:** Cheri met with the Engineering Department at the City of Tallahassee, they will have to dig under the road which will cost extra on top of the installation cost & monthly fee, LAPM is waiting on the City to send us the estimate for the cost.
  - c. **Restriping Street:** The City painted the lines where the stop signs are located as requested, they did not strip the middle lines yet. The City scrapped the lines from the bike lanes because you cannot park on the street if there's a bike lane in front of your house. LAPM will order Children at Play signs to be installed near the gazebo area.

- d. **Four way stop at Torrington & Newton Abbott:** Sue Barlow stated that she had spoken with Allen Secreast from the City of Tallahassee regarding the obstructions at the intersection of Torrington & Newton Abbott. Mr. Secreast had driven through the area and stated that he could see why one would be requested but that he wanted a communication from an affected neighbor as to why it was necessary. Roger & Carolyn Turner would send LAPM an email with their request.
  
- e. **Quote to remove tree behind 3469 Barnstaple:** AAA Tree Experts to remove a tree behind 3469 Barnstaple at time of removal of 2 other trees in neighborhood to save money. Roger moved to approve the \$1,600 quote and Amanda seconded the motion; all were in favor and the quote was approved.
  
- f. **Christmas Decorating Contest:** Amanda Nalley discussed the need for volunteers for any social events around Christmas, if any. The decorating contest of the homes will continue with each side of the neighborhood having 1st and 2nd place winners. Check out the facebook page for details. We need more volunteers for the social events, spring garage sale will be determined at a later date.

**HOME SALES FOR 2023:** There were twelve (12) home sales in 2023 with an average sales price of \$295,116, and an average price per square foot of \$214.33; this is up from 2022's average sales price of \$272,187, and an average price per square foot of \$189.51.

**ACC SUBMITTALS FOR 2023::** 11 approved requests for 2023

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

**NEXT MEETING:** February 15, 2024 tentatively