

Weems Plantation Owners Association, Inc.
Quarterly Meeting of the Board
February 20, 2025 - 06:00 PM
Lewis Association Property Management & via Zoom
MEETING MINUTES

CALL TO ORDER: 6:02 pm

QUORUM OF BOARD: Randy Pupo, Roger Turner, Julia Lunt, G. Dixon

Guest: James Elliott, Kinsley Grant, Carine Musingo, Christina Phillips, Joanne Gohike, Stephanie Roman & Katherine Toothacker, Katie M.

PRESIDENT'S MESSAGE: Randy welcomed everyone who joined in the meeting and stated that while the board is responsible for keeping the dues low and property values high, the members know they have a voice too.

AGENDA MODIFICATIONS: None

APPROVE MINUTES - February 20th, 2025 - Julia moved to approve the minutes as presented and Roger seconded; all were in favor and the minutes were approved.

OLD BUSINESS:

LAPM has been dealing with several homes on Bodmin Moor, with issues ranging from Drug dealing, homeless coming and going, owners son Brian are allowing homeless to come & go from back yard.

3247 Bodmin Moor- Code Violations, Drug Deals, Junk accumulating in driveway, Shooting arrows and guns. Pit bulls running wild.

3231- Code Enforcement homeless coming & going & possible drug dealing

3219 - Code Enforcement, Business being operated out of Garage

3224- Code Enforcement- Junk in driveway

Christina will work on getting a fining Committee in place and the needed members to have the committee.

NEW BUSINESS:

Trees: AAA tree to trim up our Crape Myrtles at the entrance of Dartmouth to create a better cleaner appearance and for Safety measures as the homeless have been sleeping and living in our woods. This was part of an annual clean up that we deferred due to lack of funds for the past few years and now is needed to preserve the appearance and safety for our residents.

FINANCIALS - January 2025 - Financials reviewed by Board; Julia moved to approve and Roger seconded the motion; all approved.

REPORTS:

ACC Request: All Exterior changes require approval before doing the work: 6 Requests ranging from Painting, Roofing, etc.

Social Events: At the present time, no Fall garage sale was on the agenda; Amanda stated if someone wanted to spearhead it, we could put a notice on facebook. The neighborhood needs volunteers for

committees for events to be held such as Garage Sale, Easter Egg Hunt, Summer Pizza Party for kids, or any other events the community would like to have but having volunteers is essential to hold these events.

New Home Sales:

New Home Sales: February 1, 2025 - May 1, 2025 - Three (3) Sales

Average Sales Price & Price per SF: \$270,800 - \$214.32

Prior Quarterly Avg Sales & per SF: \$320,500 - \$237.23

c. ACC Requests: Six (6) requests since 11/1/2024 (see attached)

Adjournment: 6:53pm

Next Meeting: May 22nd, 2025