

Weems Plantation Owners Association, Inc.
Quarterly Meeting of the Board
MAY 22nd, 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, Gecelyne. Dixon

GUESTS: Christina Phillips, Stephanie Roman & Katherine Toothacker, Katie M., Jackelin Reyes & Carmen Reyes, Linda McDonald, Addie Carroll Beal

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 - Randy moved to approve the minutes as changed with corrections to Roger Turner as the Board Member. Julia seconded; all were in favor and the minutes were approved.

OLD BUSINESS:

- A. The board meeting focused on addressing various code enforcement issues and property violations across multiple homes, with particular attention given to a problematic property at 3247 where suspected drug activity and safety concerns have persisted despite multiple interventions. The group discussed legal actions regarding a dangerous dog incident and explored new approaches to address ongoing homeless and squatting issues in the neighborhood, including property maintenance and erosion concerns.

3247 Bodmin Moor- Code Violations, Drug Deals, Junk in driveway, Pit bulls running wild. -

Suspected Drug Activity and Property Concerns

Christina reported ongoing suspected drug activity at a nearby house, including frequent car exchanges and drug sales, with code enforcement having issued a \$50 fine that was deemed ineffective. She described the property's deteriorating condition, including a makeshift dog tether system, trash accumulation, and vehicles with no tags, leading to concerns about safety and property damage.

Addressing Neighbor Safety Concerns and Dog Issues

Cheri and Christina discussed ongoing issues with problematic neighbors, including a recent dog attack and concerns about transient individuals living at two properties. They have been working with law enforcement, code enforcement, and legal counsel to address these issues, with plans for a wellness check on one property and potential legal action based on rental restrictions. The neighbors are terrified and have been coordinating with authorities, while Cheri is exploring additional legal options. The group also addressed a recent dog attack incident, where Jacqueline's dog suffered significant injuries, and Christina shared her concerns about ongoing safety issues in the neighborhood.

The neighborhood residents discussed ongoing issues with stray dogs and suspected drug activity in their area. They shared experiences of dog attacks and agreed to band together to report incidents to law enforcement,

animal control, and health departments. Cheri and Christina emphasized the need for a collective effort to document and report suspicious activities, while Randy suggested involving the detective to take a lead on the issue. Carmen mentioned that she had pursued legal action against a dog owner for a previous attack.

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

3219 - Code Enforcement, Business being operated out of Garage

3224- Code Enforcement- Junk in driveway

B. GARDENS-Crape Myrtles trimming at entrances-Cheri with LAPM reported that it was time to clean out the Gardens side Crape Myrtles for Safety and prevent homeless encampments; the cost for the clean up estimate \$1500.00 for AAA Tree. LAPM has contacted AAA Tree for the removal and clean up.

NEW BUSINESS:

Erosion behind 3251 Bodmin Moor- The board also discussed erosion problems behind 3251 Bodman Moor, which they are investigating with code enforcement and the city, while Christina planned to provide photos of the issue. Additionally, Christina raised concerns about infestation of rodents and planned to contact the Health Department regarding rat infestations caused by nearby properties.

FINANCIALS - April - Financials reviewed by Board; Julia moved to approve and Randy 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: 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. Garage Sale was a good turn out. No Easter Event was planned due to lack of volunteers.

Playground: RandyPupo reported that a group of men worked together to replace five picnic tables in the playground area, which received positive feedback on social media.

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: Nine Request (9) requests since 11/1/2024 (see attached)

Julia motions to adjourn, Roger seconds, meeting adjourned.

Adjournment: 6:53pm

Next Meeting: August 21st, 2025