

Weems Plantation Owners Association, Inc.
Quarterly Meeting of the Board
March 12th, 2026- 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: Chantelle Tuffigo from 3279 Emerson Lane. Paul Palmiotto from 3325 Bodmin Moor Drive and Lisa Revell from 3434 Barnstaple Drive, Christi Holland from 3313 Addison Lane participated in the meeting, along with Martina Person from 3253 Dartmouth Drive, Addie Carroll-Beal from 3305 Bodmin Moor Drive, Linda Macdonald, . Melissa participated and provided helpful information about the community garage sale date that had been previously discussed on social media. Doug and Laurie Danielson, ,.

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 - The board formally approved the minutes from the November 20, 2025 organizational meeting with specific editorial corrections. The motion to approve the minutes as edited was made by Vice President Julia Lunt and seconded by Director at Large Roger. The corrections included fixing the misspelling of Julia Lunt's surname and correcting a reference that incorrectly stated "2025 budget" to properly read "2026 budget." The motion carried unanimously with all board members voting in favor. This approval formalized the official record of the previous meeting, including the significant decision made at that meeting to increase annual homeowner assessments from one hundred thirty-six dollars and forty cents to one hundred fifty dollars per household for the 2026 fiscal year.

OLD BUSINESS:

- A. **Removal of Gazebo-** The removal of the gazebo structure at the bus stop location emerged as a significant discussion topic under old business. President Pupo provided context for newer participants, explaining that the gazebo had been discussed for years and had been vandalized and repaired multiple times before the board ultimately decided to remove it completely. The structure has now been officially removed, and the board sought feedback from the community about any concerns or issues arising from its absence. Property Manager Cheri Garbark reported that someone has placed a trash can at the location, tied to a tree, and that the area currently looks clean and well-maintained. She indicated that Brian Durden from her company could empty the trash can regularly as long as it does not become filled with inappropriate materials like water or dog waste. Board member Gecelyne Dixon commented that the area looks nice and she has not observed many people congregating there since the removal.

Martina Person raised a concern about ten to fifteen children seeking shelter under trees on her property across from the former gazebo location during rainy weather. She expressed worry about potential liability if a tree limb were to fall and injure someone on her property. Property Manager Garbark reassured her that individuals who come onto private property assume their own liability and that her homeowner's insurance would provide protection. The discussion evolved into consideration of

whether some form of shelter should be provided for children waiting for the school bus during inclement weather. President Pupo explained the history of this debate, noting that the board has considered various options ranging from simple backyard-style gazebos available at retail stores to more substantial pavilion structures similar to those found in public parks. However, he emphasized that the current budget constraints, particularly due to significant tree maintenance expenses, make it difficult to fund such a project at this time. The board decided to continue monitoring the situation without any shelter structure for now, while acknowledging that this remains a topic that could be revisited in the future when budget conditions improve.

- B. Bodmin Moor Updates & 3247 Bodmin Moor Evictions-. Property Manager Garbark provided a comprehensive update on the successful resolution of the long-standing issues at this address. She reported that all residents have been legally evicted through formal court proceedings, with the writ of possession served the previous week. The individual who was supposed to be living in the house, identified as Brian Freeman, was found on the property the morning after the writ was served and was arrested on outstanding charges. The house is now in the possession of the property owner and Lewis Property Management, with a dumpster delivered for the complete gutting and remodeling of the interior. The property will be sold to a homeowner-occupant once renovations are complete.

Garbark provided important information about a new development in municipal response to these types of situations. She explained that due to the extensive efforts required to resolve the Bodmin Moor situation, the city has created a new crime and homeless task force specifically designed to handle such issues more efficiently. She has established a relationship with Mr. Ronald Barnett, who leads this unit, and expects that future similar situations should be able to be addressed through a single point of contact rather than the complex multi-agency coordination that was previously required. She encouraged all residents to remain vigilant and report any suspicious activity either to Lewis Property Management or directly to law enforcement. Garbark explained that the neighborhood has a blanket trespass policy in place, meaning that homeless individuals traveling through the community can be escorted out or arrested,

NEW BUSINESS:

Playground Fixed/Needs Pressure Washing- The playground maintenance report was brief but important, with Property Manager Garbark explaining that necessary repairs had been completed, including replacement of some swings and boards. The playground equipment is now in proper working order, and the next maintenance step will be the annual pressure washing scheduled for spring.

This discussion connected to the broader topic of the annual spring maintenance reminder that the association sends to homeowners. Property Manager Garbark indicated that the association will be conducting more rigorous enforcement of property maintenance standards and encouraged homeowners to assess their properties' exterior condition and arrange for pressure washing if needed. President Pupo raised the question of whether the spring reminder should be distributed via digital channels only, including the association website, AppFolio, and the Facebook group, rather than incurring the expense of paper mailings. He expressed his preference for digital distribution given budget constraints, but indicated this would be appropriate only if the adoption rate of AppFolio is sufficiently high. He suggested that if seventy to eighty percent of homeowners have provided email addresses and use AppFolio, then digital distribution would be adequate, but if adoption is only thirty to fifty percent, then paper mailings should continue.

Board member Roger supported the general concept of digital distribution but suggested that the association should provide a mechanism for the small percentage of residents who truly cannot access digital communications to request paper copies, placing the burden on those individuals to identify themselves rather than mailing to everyone. The board agreed that Property Manager Garbark would

provide data on AppFolio adoption rates and email availability, and that paper mailings could be targeted specifically to those households for which no email address is available. This approach would balance cost savings with ensuring all homeowners receive important information.

FINANCIALS - February, 2026

The board reviewed and unanimously approved the financial statements for the period ending February 2026. Vice President Julia Lunt made the motion to approve the financials, which was seconded by Director at Large Roger. The approved financial statements documented total assets of \$70,935.66, consisting of \$58,702.69 in the operating account, \$13,208.05 in reserves, and \$975.08 in accounts receivable. The year-to-date income statement showed total income of \$47,203.81, primarily from member assessments, with total expenses of \$11,776.12, resulting in net ordinary income of \$35,427.69. Including minimal interest income of \$3.36, the net income totaled \$35,431.05. The approval of these financial statements confirmed the association's financial position and validated the accounting of all income and expenditures for the reporting period.

REPORTS:

ACC Request: Three (3) requests since 1.1.2026 (2 approved/1pending)

Social Events: The topic of community social events arose when Property Manager Garbark mentioned that the association typically hosts events such as an Easter egg hunt but currently has no volunteers to organize such activities. She emphasized that without someone willing to spearhead event planning, no social events would be scheduled for the year. President Pupo acknowledged that while volunteers for the day of an event, including students needing community service hours, are usually available, the challenge is finding someone to take on the organizational leadership role. He clarified that the association would reimburse expenses within an approved budget for anyone willing to volunteer as an event coordinator.

The community garage sale emerged as a related topic when Doug raised a question about whether plans were already in place for this annual event. Several participants recalled that a poll had been conducted on the Facebook group, and Melissa confirmed that Amanda had created a Facebook event for April 25, 2026, which appeared to have the most support from residents, with twenty-two people indicating interest. An alternative date of May 16 had also been proposed but received less support. The board agreed to proceed with April 25 as the official garage sale date. Doug and Laurie offered to help with promotion and coordination. The discussion covered various promotional channels including Facebook Marketplace, the Nextdoor platform, and AppFolio communications. President Pupo indicated he would work to resurface the existing Facebook event and coordinate with his wife to share information on Nextdoor.

New Home Sales: November 20, 2025 - March 9, 2026 -Four (4) Sales

Average Sales Price & Price per SF: \$293,975 - \$203.83

Prior Quarterly Avg Sales & per SF: \$305,166 - \$218.55

Julia motions to adjourn, Roger seconds, meeting adjourned.

Adjournment: 6:53pm

Next Meeting: TBA