

WEEMS PLANTATION OWNERS ASSOCIATION, INC.

Annual Meeting Minutes
November 20, 2025 @ 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 6:10 p.m.
- II. **Proof of Notice** Initial Mailing, Facebook, Appfolio, Website
- III. **Board members:** Randy Pupo (President), Julia Luntz (Vice President), Roger Turner (Director at Large), and Ms. Dixon (Director at Large).
- IV. **Attendance/Quorum:** 19 Proxies-The meeting was attended by all current board members, including Randy Pupo (President), Julia Luntz (Vice President), Roger Rand (Director at Large), and Ms. Dixon (Director at Large). Additionally, Doug Danielson, a new homeowner and retired military member who had submitted a notice to run for the board, was present at the meeting and was physically located in the Lewis Property Management office. Cheri, representing Lewis Property Management as the association's property manager, was also in attendance and facilitated various aspects of the meeting including screen sharing the agenda and financial documents.

A significant number of homeowners participated in the virtual meeting, with attendance being tracked through the Zoom chat function where participants were asked to provide their names and addresses. Among the homeowners present were Donald and Suzanne Smith from 3235 Addison Lane, Christina Phillips from 3251 Bodmin Moor Drive, Dwanna Hill from 3319 Dartmouth Drive, Stephanie Roman Caban from 3431 Barnstable Drive, Cindy Michelson from 3305 Addison Lane, Steve Rogers from 3490 Lands End Lane, Henry Grise from 3524 Torrington Way, Mary and Jeff Douglas from 3459 Torrington Way, Addie Carroll-Beal from 3305 Bodmin Moor Drive, Susan Melkonian from 3281 Bodmin Moor Drive, and Karen Burgos. Additional homeowners were present but may not have been explicitly identified in the transcript.

- V. **Approval of the 11.20.2024 Annual Meeting Minutes:** motion by Randy Pupo and a second by Roger Turner
- VI. **Election of Members to the Board of Directors:** Cheri announced that there were five individuals for the Board of Directors: the four current members (Randy Pupo, Julia Luntz, Roger Turner and Ms. Dixon) plus Doug Danielson, a new homeowner and retired military member who had submitted a notice to run. All five were confirmed to the board following a motion by Julia and a second by Roger. Doug Danielson, a new homeowner and retired military member who had

submitted a notice to run for the board, was present at the meeting and was physically located in the Lewis Property Management office.

VII. **Questions from the Membership:** Extensive discussion took place regarding the homeless population affecting the neighborhood. Christina Phillips described ongoing issues with a property at 3247 Bodmin Moor Drive, where multiple occupants were allegedly engaging in problematic activities and had dogs that were not properly contained. Cheri confirmed that the association was working with attorneys regarding this property and believed the owner was planning to sell. The broader homeless issue was discussed, with Cheri explaining that the association had spent over \$5,000 cleaning up a homeless encampment in the woods and was installing no trespassing signs throughout common areas to enable law enforcement to remove unauthorized individuals.

VIII. **Meeting adjourned at 6:34 pm**