

September 18th 2025 Meeting Minutes

- Electrical boxes at the neighborhood entrances have been locked as previously requested
- Crepe myrtles trimming at entrances has been completed
- Concerns were raised about homeless individuals using the neighborhood gazebo and electrical boxes
- A refrigerator has been left in front of a garage door at 3225 Newton Abbott Drive for months
- The board is working with an attorney regarding ongoing issues with a problematic property on Bodman Moore
- The HOA financials show a current deficit of \$1,546.82, though some dues are still to be collected
- The next meeting will likely be the annual meeting in November or early December

Discussed topics

Meeting minutes approval

Randy read the minutes from the May 22nd meeting for approval.

- **Details**
 - **Randy:** Summarized the previous meeting minutes from May 22nd
 - **Roger:** Seconded the motion to approve the minutes
- **Conclusion**
 - The minutes from the May 22nd meeting were approved

Electrical boxes

Discussion about the status of electrical boxes at the neighborhood entrances that were previously reported as unlocked.

- **Details**
 - **Sue:** Reported that Cheri had Cal from Oxbottom check the boxes and put locks on them
 - **Gecelyne:** Raised concerns about a resident running extension cords from their house to electrical boxes
 - **Randy:** Suggested checking if the boxes are plastic or metal, as plastic boxes are easily broken
 - **Randy:** Questioned who is responsible for the locks - the HOA or the city
- **Conclusion**
 - Sue will check on the electrical boxes and the extension cord situation
 - The board may need to consider metal boxes with keys held by property management

Crepe myrtles trimming

Brief update on the status of crepe myrtle trimming at the neighborhood entrances.

- **Details**
 - **Sue:** Confirmed that all trimming has been completed, including both the big trees and the garden side
- **Conclusion**
 - The crepe myrtle trimming project has been completed

Homeless individuals in the neighborhood

Extensive discussion about homeless individuals using the neighborhood gazebo and other areas.

- **Details**

- **Stephanie:** Reported seeing homeless individuals at the gazebo, including someone sleeping in a hammock
- **Stephanie:** Noted concerns about safety, especially with children waiting for school buses in that area
- **Stephanie:** Mentioned that law enforcement told her they need the HOA to request a trespass order
- **Sue:** Acknowledged the issue and mentioned they've been dealing with similar problems on Bodman Moore
- **Stephanie:** Suggested having police patrol at different times rather than a set schedule
- **Conclusion**
 - Sue will contact law enforcement to request increased patrols and discuss trespass order options
 - The board will work with police to determine the best approach for deterring unwanted activity

Refrigerator in front of garage

Discussion about a refrigerator that has been left in front of a garage door for months.

- **Details**
 - **Roger:** Raised concern about a refrigerator at 3225 Newton Abbott Drive that has been there for months
 - **Sue:** Mentioned she has written to the owner, who also owns property in another community
 - **Randy:** Suggested telling the owner to move it to the street for bulk trash pickup next Friday
- **Conclusion**
 - Sue will email the owner again and suggest moving the refrigerator to the street for bulk trash pickup

Problem property on Bodman Moore

Update on ongoing issues with a problematic property.

- **Details**
 - **Linda:** Asked for an update on the house with drug-related issues
 - **Sue:** Mentioned the attorney wants to have a closed board meeting to discuss the situation
 - **Sue:** Provided some background about the owner being housed by his brother in Jacksonville
 - **Sue:** Noted they are trying to get the uncle to evict his nephew who is causing problems
- **Conclusion**
 - The board will schedule a closed meeting with the attorney to discuss next steps
 - The situation remains ongoing with efforts to have the problematic tenant evicted

Financial report

Randy presented the financial report for August 2025.

- **Details**
 - **Randy:** Reported current assets of \$52,922.94 (\$39,745.23 in operating account, \$13,177.71 in reserves)
 - **Randy:** Noted total income of \$51,097.10 and total expenses of \$52,695.94
 - **Randy:** Highlighted larger expenses including tree maintenance (\$14,000), grounds maintenance (\$17,650), and management fees (\$8,333.28)
 - **Sue:** Mentioned that management fees include AppFolio costs
 - **Sue:** Noted there are still dues to collect
- **Conclusion**
 - The HOA currently has a net loss of \$1,546.82 for the year
 - Additional dues are expected to be collected

New home sales

Brief update on home sales in the neighborhood.

- **Details**

- **Randy:** Reported 6 homes sold between May 1st and August 26th
- **Randy:** Average sales price was \$305,166 at \$218.55 per square foot
- **Randy:** Previous quarter was \$270,800 at \$214.32 per square foot

- **Conclusion**

- Home values appear stable with some fluctuation between quarters

ACC requests

Brief update on Architectural Control Committee requests.

- **Details**

- **Randy:** Reported 6 ACC requests since May 1st, all of which were approved

- **Conclusion**

- All recent ACC requests have been approved

Next meeting

Discussion about scheduling the next meeting.

- **Details**

- **Sue:** Mentioned the next meeting will be the annual meeting, typically held in November
- **Sue:** Noted they might move it to early December since this meeting was moved from August to September

- **Conclusion**

- The next meeting will likely be in November or early December
- The exact date will be announced later

Action items

- **Sue**

- Email the owner of 3225 Newton Abbott Drive about removing the refrigerator
- Check on the electrical boxes and extension cord situation
- Contact law enforcement about homeless individuals and request increased patrols
- Discuss trespass order options with law enforcement
- Schedule a closed board meeting with the attorney regarding the problem property
- Send the meeting agenda and minutes to Linda
- Announce the date for the next meeting through AppFolio and the website

- **Randy**

- Follow up on the status of the electrical boxes if needed