

2022 HOA Annual Meeting

March 21, 2022
7:15pm
North Orange Park
Community Room

Meeting called by:	Chris Sutton	Type of meeting:	Annual HOA Meeting
Facilitator:	Kurt McDowell	Note taker:	Matt Baxendell
Timekeeper:	Chris Sutton		

Attendees: 20 Homes in attendance

Minutes

Agenda item: Treasury Report-Budget **Presenter:** Kurt McDowell

Discussion:

Discuss 2023 Budget as well as cover 2021 & 2022

Conclusions:

Budget was approved.

Action items	Person responsible	Deadline
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✓ Reach out to other vendors; better pricing?	Board	
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Agenda item: Neighborhood Report **Presenter:** Chris Sutton

Discussion:

Yard Maintenance
Architectural Modification Form
Pool Close-Up sign up

Conclusions:

Agenda item: 2022 Projects **Presenter:** Chris Sutton

Discussion:

1. Pool House Cleanup
2. Front pond stone wall repair
3. Dead tree removal
4. Pool fence needing repainting
5. Bathroom repairs

Conclusions:

Have Community Clean-up Day to repaint fence and power wash pool building
Homeowners remove/cut down dead trees to save money vs tree company

Agenda item: Open Board Positions

Presenter: Chris Sutton

Discussion:

Current members tenure is up

Conclusions:

Chris Sutton & Kurt McDowell to step down. Matt Baxendell to stay on.

New Members Approved:

1. Ben Hall
2. Donna Dattolo
3. Kristin Carifa
4. Dan Newman

Agenda item: Open Forum

Presenter: Homeowners

Discussion:

-Pond Issues

1. Landscaping crew blowing grass and leaves into rear pond causing algae.
2. Pond company needs to use stronger algae chemicals to control
3. Rear pond is marked NO FISHING. Too many kids/adults fishing/hanging out at rear pond. Some causing issues with residents. Sheriff has been called but claims they can't do anything unless a board member calls.

-Yard Maintenance

1. For those who do not mow, send letter. No response, have landscaping company mow then send bill.

-Have dead tree removed at rear of 1795 Summerfield (part of community ground space)

-Trash Day-announce on FB or email to let everyone know not to put trash out days before trash day.

-Gather email from all homeowners for better communication (save money on sending letters)

-Have landscaping crew mow less to save money on expense?

-Rentals

1. Issues with renters in neighborhood
2. Discuss as association to limit or stop rentals (corporations) in neighborhood
 - a. Community vote
 - b. Discuss with lawyer for options to add to deed

Meeting Adjourned ~8:15pm