

Date: Thursday, February 24th 2022
Start Time: 6:00 pm
End Time: 6:50 pm

Board Member Attendees	Role	Present (yes/no)
Antonia Bradley	President - Incoming	Yes
Melinda Dellert	President – Outgoing	No
Antonia Bradley	Vice President - Outgoing	Yes
John Stoll	Vice President – Incoming (voted on to the Board 2/24/22)	Yes
Mark Schoenig	Treasurer - Outgoing	Yes
Megan Kelso	Treasurer – Incoming (voted on to the Board 2/24/22)	Yes
Tracie McEnergy	Secretary	Yes
Gina Bradley	Vice President, Security	Yes
Committee Chairperson Attendees		
Cassie Smesny	Event Committee Chair	No
Natasha Baldwin	Architectural Committee Chair	No
Tracie McEnergy	Clubhouse Trustee	Yes
Charles McCarthy	Neighborhood Watch Chair – Incoming Volunteered on 2/24/22	Yes

Additional Attendees:

22 homeowners (not including board and committee chair members) attended the meeting.

Agenda/Discussion Topics:

- 1) President Welcome to all residents. Several new residents were attendance.
- 2) New Business:
 - a. Prior to the Board Meeting, the Board accepted the resignations of Melinda Dellert as President. Toni has moved back into the position as President for the time being in order to quickly fill that role.
 - b. In the fall of 2021, Megan Kelso and John Stoll volunteered to join the Board. The Board met with both Megan and John and reviewed their bios. At this meeting, ballots were provided to residents in attendance and both Megan and John were voted on to the Board. Megan Kelso will replace Mark Schoenig as Treasurer and John Stoll will replace Toni as Vice President as she continues to serve as President.
 - c. Charles McCarthy volunteered to become the Neighborhood Watch Chair. The Board will send Mr. McCarthy information from the prior Chair.
 - d. Emails for the Board are changing. Day to day correspondence should go through Elite Management Company, but if you do need to email the Board, residents are asked to go to the Kelly Plantation Webpage and use the link to contact the Board. This is the best way to ensure you are using the correct links/emails.
 - e. Elite Management is the primary contact for Clubhouse Rentals, access cards, covenants and architectural requests. You can contact Elite either through their webpage, their app or you can contact them via the links from the Kelly Plantation webpage.
- 3) Treasurer Report:
 - a. Balance/Status – All bills are paid to date. Total account balance is approximately ~\$155k.
 - b. Recent deposits: One clubhouse rentals, and one transfer fee with the sale of a home
 - c. Bank accounts will be updated to remove Melinda Dellert and Mark Schoenig, as well as to add Megan Kelso and Elite Management Company.
- 4) Grounds/Facilities Report:
 - a. We just completed repairing electrical issues with the tennis court lights and the light at the front entrance.
 - b. Currently working bids/quotes for the following:
 - Repairs at the playground
 - Replace the toilets in the clubhouse restrooms. We hope to get this done prior to pool season.
 - New pool maintenance service contract
 - Adding a walking path to the back pond

- Servicing the clubhouse septic system

5) VP Security Report:

- Gina provided a walk-through of the Kelly Plantation webpage. Residents are encouraged to review the webpage and get familiar with all the information that is shared there.
- Currently no other issues to report in regards to Security.

6) Secretary Report:

- Ballots for new Board members were provided to residents in attendance and collected at the close of the meeting.

7) Resident Questions:

- How does the Board decide on who gets nominated or added to the Board?
 - Homeowners desiring to volunteer for Board positions should self-nominate to the Board. Each year, prior to the annual meeting the Board notifies homeowners via email, of any open positions and requests interested homeowners notify the Board and provide a bio. The Board presents the candidates at the next annual Board meeting with residents so that homeowners in attendance can approve or disapprove their addition to the Board via ballot. Any homeowner can volunteer to be on the Board and all residents are welcome to volunteer to serve on one of the several committees. Last year, in response to the Board soliciting volunteers for two possible Board vacancies, two homeowners, Megan Kelso and John Stoll, expressed an interest to serve on the Board and provided qualifying bios. Because the Board was transitioning to Elite Management Company, the entire Board decided to retain their current positions to affect a smooth transition and the two nominations were put on hold. During the year with the resignation of the President and Treasurer, and the need to expeditiously fill these nominations, the Board notified Megan and John they would bring their existing nominations forward to the next meeting with homeowners. If there would have been more vacancies, the Board would have solicited additional nominations from homeowners.
 - It was asked of all residents in attendance during this meeting if there were any volunteers present who wished to serve on the Board and there were none. Mr. McCarthy did volunteer to serve as Neighborhood Watch Chair.
- Why was the Car Show canceled? And why can't Cassie come to the meetings to brief Event Committee activities?
 - The Board was not aware that there was a car show that was canceled.
 - All Committee Chairpersons are invited to all Board meetings with Residents, but Cassie had a prior commitment during this meeting so was unable to attend.
- Has the recycling issues been resolved?
 - Unfortunately, the Board cannot resolve the issue and all residents are encouraged to continue to call and voice their concerns.
- The water in the front ponds appears low and possibly going under the spillways?
 - We had not noticed an issue, but the Board will look in to this.
- Have we considered allowing and charging for parking for Sparkman home games?
 - No, we only allow residents to park at the Clubhouse during games when the Clubhouse is not rented/reserved. We try and provide security patrols during the games to help with traffic and parking.
- How is the Facebook page managed? It is a private page and Board members are admins that provides permission to join the page after the requestor has been confirmed as a resident.