



WOODBIDGE OF STATESBORO HOMEOWNER ASSOCIATION



HOA Special Meeting Minutes: September 16-17, 2025

WWW.WOODBRIDGEOFSTATESBORO.COM

Call to Order: Bradley Lawrence called the special meeting to order at 6:00pm.

Attendees Board/Office/Member: Bradley Lawrence (Pres), Jon Cowart (VP), Ken Eichler (Treasurer/ARC Chair), James Coats (Sec).

Approval of Minutes: N/A

Treasurer's Report: N/A

ARC Report: N/A

Motions: N/A

Old Business:

+- N/A

New Business:

1. On August 12, 2025, Bradley Lawrence called for a special meeting of the Directors to discuss and vote on a landscaping service. During the meeting, applicants who were deemed unaffordable by the Directors were removed from the vote and all Directors agreed that more information was needed from the remaining applicants. All information collected was provided to the Directors on September 17, 2025. See attached text discussion and vote. Vote and meeting were completed at 5:49pm.
2. Board of Directors voted 3-2 for Mercer Lawn Care Solutions, LLC to handle all grounds maintenance services for Woodbridge Plantation and the Cove starting October 1, 2025.

Member Open Forum: N/A

Announcements: Next quarterly HOA Board meeting will be held at 6 p.m., on October 14, 2025, at 209 Canterbury Place. Any complaint about a specific property needs to be emailed to wbphoa58@gmail.com. Residents can email wbphoa58@gmail.com if they wish to add any new business to the agenda.

Adjournment: Bradley moved to adjourn at 7:00 pm and continue the discussion & vote over text the next day once more information is received from the applicants. Meeting adjourned at 7:00 pm. Meeting reconvened at 1:07pm on September 17, 2025, over text with all Directors present. (See attached text discussion and vote). Meeting completed and adjourned at 5:49pm.

If you have any comments or concerns, or if you have something you want added to the next agenda, please email them to wbphoa58@gmail.com or go to www.woodbridgeofstatesboro.com and use the chat function.



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Bradley Lawrence

well let's go ahead and put it to the vote. Mr. Mercer accepted our offer of 550 per month. That was after subtracting the weeding and fertilization. I vote we accept Mr. Mercer's acceptance do I have a second

1:07 PM

James Coats

We narrowed it to [REDACTED] and Mr Mercer.

I vote Mr Mercer also.

Ken Eichler

Mercer

James Coats

I will wait to put the minutes out about the vote until we have a signed contract with a verified start date.

Jon Cowart

[REDACTED] is \$4320 a year. Mercer is \$6600 a year but includes mulch. Thats \$2280 difference. I have to vote [REDACTED].

James Coats

Yeah, I understand.

Being a part of the community that you're servicing plays a big part to me.

Jon Cowart

Either way i look fwd to better lawn service going fwd

James Coats

If it wasn't for that, I'd go with [REDACTED] also.

Bradley Lawrence

Jon Cowart

[REDACTED] is right across the streen in stonebrook

James Coats

I know.

How long will the contract be for?

Ken Eichler

[REDACTED] was less.

Jon Cowart

Yes [REDACTED] was much less

Ken Eichler

Here is his card.

James Coats

Lol, think we need to come back together and talk.

Who took [REDACTED] Lawn around and showed him the cutting areas?

Jon Cowart

Ken

Ken Eichler

Yes I did

Wendy Forgacs

So Mercer is in our neighborhood? And [REDACTED] is Stonebrook?



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Ken Eichler

Yes. Wendy

Jon Cowart

Yes

Wendy Forgacs

Does [REDACTED] include mulch as well?

Jon Cowart

[REDACTED] did not include much as far as we could tell in his quote

We can confirm his cost on mulch he reached out this morning saying if we had any questions to let him know

He is a [REDACTED] so will have to text if we want further info.

Wendy Forgacs

I'm thinking that could be at least part of the price discrepancy

Jon Cowart

It is. Mercers quoted 1350 i believe for mulch

Still \$1000 difference

James Coats

Seems like both companies are just starting out.

Both started a couple years ago.

Bradley Lawrence

I thought we all voted earlier this morning. I have completed a rough version of the contract which I can forward to each of you if you send me your email address.

James Coats

Is [REDACTED] Lawn the one who can only mow on the weekends?

Bradley Lawrence

That was my understanding

Jon Cowart

Well he was mowing last night

James Coats

Ken?

Jon Cowart

That's why he didn't answer he was mowing a cemetery

Bradley Lawrence

As I look at our text thread James, Ken and myself have already officially voted for Mercer. I thought that would be the final vote

James Coats

Think Ken may have second thoughts?

Wendy is providing her input as she's able to. Just don't want to miss anything before we make the final call.

Bradley Lawrence

Well it doesn't matter to me but I do need each email address so I can send you the contract for your review.



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Ken Eichler

██████ told me it would be in weekends. Most likely Saturday. I guess as both of them are nearby I don't have a problem with either one. The mulch is a once a year deal.

James Coats

Mines

But this contract could be our standard contract. So Bradley, if we vote for someone else, just change the name.

Bradley Lawrence

It's it is a standard contract. Whoever we choose signs on the dotted line

James Coats

Okie dokie

Ken Eichler

Was Mercer \$1350 for the mulch job?

James Coats

Yes

Jon Cowart

Like i said im sticking with ██████ as my vote. The cost difference is one entire month of dues after paying someone else to do the mulch once a year.

I just added ██████ what his charge for mulch would be

Lets give him the opportunity to answer b4 we call it

Wendy Forgacs

My email is

Jon Cowart

It may change all of our minds. My email is

Ken Eichler

Bradley Lawrence

I just sent a copy of the contract. John came back said your address could not be found or is unable to receive mail.

John yours came back

James Coats

Think he has access to the hoa email

Bradley Lawrence

Ok

Just a draft make any suggestions you like

James Coats

No H in Jon

Jon Cowart

Yea no H.

Bradley Lawrence

James I forgot to add the 30 to 60 days notice to end the contract early

I can add that

James Coats

60 days



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Jon Cowart

██████ quote does not include mulch. He will send quote later today

Bradley Lawrence

I just got a text message from Mr. Mercer who told me he's going to call me in a few minutes. What am I to tell him at this point.

James Coats

I just told him he needed to let you know he's good with \$550 a month.

Bradley Lawrence

I thought we've already been told that but I'll let him tell me.

James Coats

If he asks, we are still discussing him and one other company. We were hoping to have an answer today, but may be tomorrow.

Yes he told me. I need him to tell you.

You are the president, I need him to tell you that he'll do it for \$550 a month.

That way you're hearing it for yourself cause you're writing the contract.

Bradley Lawrence



. Got it

James Coats

Yeah yeah

Bradley Lawrence

Just talked with Q Mercer and he has accepted at \$550 per month.

Jon Cowart

Ok. So i guess we will see what ██████ says about mulch this afternoon

James Coats

Yes

Bradley Lawrence

I also told ██████ that we would keep his information for possible special projects.

James Coats

This was just him verifying the negotiated quote

I think once we get ██████ Lawn's info, we take it to another vote

Ken Eichler

If I remenber correctly ██████ was \$400 ?

James Coats

\$370

\$360

Fatfingered

Ken Eichler

Even better

Jon Cowart

██████ is no longer providing a mulch service. So if we go with ██████ we would have to find someone else to do mulch 1 a year or we splurge and do the rubber mulch or rock once a nd just keep it weeded and that should last multiple years. Just a thought. Options are 1. ██████ \$360 a month \$4320 a year mowed twice a month. No mulch 2. Mercer \$550 a month \$6600 a year mowed twice a month and mulch once a year. I feel we can contract out the mulch cheaper than the



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\$2280 difference in price. Especially if we went with rock or rubber mulch for a multi year solution.
Lets call for a final vote. I vote [REDACTED] and to work on a multi year solution to the mulch

James Coats

If [REDACTED] cuts, it'll be after work or on the weekend

It gets dark early here soon

People will be at the pond more

Jon Cowart

I dont care when its cut as long as its cut

Nothing says you cant be at pong while they cut

James Coats

These are reasons why I am still leaning to Mercer. Not trying to change your mind.

Jon Cowart

I know we all like Mr Mercer but this is business not personal

James Coats

Residents like to get off work, chill at the pond. Part of my reasoning, grass should be cut during the day when most are at work. They can enjoy the outdoors when they get home with being dusted by a mower.

Without

Jon Cowart

We can ask for ot to be cut early morning on sat

To have less impact on residents.

James Coats

I have a problem with the weekend because that may be the only two days some have to enjoy being outside.

Mr Mercer came with a plan

Jon Cowart

You are also impacting 10-15 homes on that sat or sunday when its being cut. What about the other 100 homes that your using thier money to benifit only a few

I will always sacrifice the few for the many. And i am one of the homes that actually utilize the pond

James Coats

I never said I was going with the cheapest. I'm going with someone that I believe will give us the what we're looking for with the least amount of interference with community life

Jon Cowart

I can not vote to spend a extra months of dues for same service of cutting twice a month. Espically after the strong stance against the \$600 one time cut of the pond.

Im my eys we have already wasted 1/2 months income

I will stand with who ever wins the contract.

James Coats

I'm still against that, we should have waited till consternation it done cut it, then go from there.

Jon Cowart

Thats my stance for the record

I do agree Mercer's plan is well articulated and laid out. However [REDACTED] plan is the same in less words



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Aside from the \$1350 in mulch

I dont think we will be disappointed in eithers service

James Coats

Again, my biggest issue is when he cuts it (the time of day when families are trying to enjoy the pond) or the weekend. Some may want to fish at 6am on Saturday.

Or Sunday

Jon Cowart

Granted and i have been that guy. I have also fished while they mowed. I just moved my vehicle once the mowed a spot

James Coats

And the fact that we have to look for someone to do our entrances every year. Mr Mercer is a one stop shop.

He can't ghost us like the last company

Bradley Lawrence

And he is a resident concerned about our property values.

Jon Cowart

Once a year is slight inconvenience to us 5 not costing every home \$10 a month

James Coats

I believe hell take more pride in it because it's his neighborhood

And we're literally giving back to our community

Jon Cowart

Anyone taking on a contract should have same pride in their work no matter where it is as word of mouth is the BEST advertisement

Wendy Forgacs

I vote Mercer

Bradley Lawrence

I vote Mercer

Jon Cowart

James

Bradley Lawrence

TikTok TikTok

Jon Cowart

Lol

Ken.

Ken Eichler

\$1350 for much is a bit much The mulch job can be done cheaper. Since it could be a separate job.

I'm going to go with the vote of [REDACTED]. I see us saving money

Jon Cowart

Its \$930 cheaper with [REDACTED] just for the grass cutting

Its 2 and 2 James its all on u bud

Ken Eichler

Yes sir that's the way I see it. I had [REDACTED] tell me he could do the mulch job for \$500

Jon Cowart

Thats so much better

If thats the case thats 1 and a half months dues cheaper over a year



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James Coats

I'm doing just a little more homework. Give me a few minutes.

Ken Eichler

As a separate bid. But he didn't submit a formal bid. He still comes over to see me so I can ask him again.

Jon Cowart

Lets see where James falls here

Ken Eichler

Most folks go to the pond for fishing which is usually in the evening. They usually should be completed with the mowing by then. Midday not a lot people at the pond.

Including Saturdays. I keep a look out of what happens there. Just outside my window

James Coats

I believe Mr Mercer's quote is a fair price for what is being done. Talking to someone who I wholeheartedly trust their opinion and who knows this industry, said it is a fair price for the work and area. Marginal but fair. I laid out all my reasons in the thread, but I didn't know what a fair price for this work was, so I phoned a friend. I believe we'll get what we paid for. If not, the contract is for a year. I also believe the treasurer needs to take note of any month where the bills exceed the intake for that month. Not project bills, normal every month bills. This will help us budget and adjust.

I vote Mr Mercer

5:47 PM

Bradley Lawrence

That's the final vote. We are done. Q Mercer will be doing the lawn care for our HOA.

5:49 PM