

MEETING MINUTES

OLD MILL RUN BOARD OF DIRECTORS

August 13, 2025 at 7:00 p.m.

Board Members Present in person: Linda Schwartz, Stephanie Peebles, Margaret Maiello and via phone
Debra Babcock

Members present in person: Barbara Totillo, David Batson, Paul Turner

- A. The meeting was Called to Order at 7:04 p.m. and a Quorum was established.
- B. Approval of Meeting Minutes from June 2025 – Motion to approve the Minutes was made by Stephanie Peebles and seconded by Margaret and was unanimously approved. There was no meeting in July 2025, so therefore no Minutes to approve.
- C. Review and approve Financial Reports – April – July 2025 – The financials have been reviewed by the Board with no questions, changes or corrections.
- D. Other items to address/discuss:
 - 1. Fence boards repaired – Dave Edenfield has repaired the fence boards at the entrance to the community and in the common area at the corner of Old Mill East and Grinder.
 - 2. Millhouse Roof cleaning – Linda and Stephanie to get estimates and have the roof cleaned this month. A motion was made by Margaret for this work/expense that was seconded by Stephanie and unanimously approved.
 - 3. Pond Maintenance – Dave Edenfield has taken over the maintenance of the Pond. He has spent extra hours and also purchased necessary supplies to handle this going forward. Extra hours and supplies will be reimbursed to Dave.
 - 4. Lot 13 - Letter from neighbor regarding exterior condition – An email/letter needs to be sent to the homeowner regarding the corrections needed.
 - 5. Lot 70 – Letter regarding exterior condition – A certified letter has been sent to the homeowner along with a lengthy telephone conversation between the homeowner and Linda Schwartz. Corrections should be made by September 6th.
 - 6. SECO and service of lamp posts in the community – There has been a huge increase in the cost of the lamp posts in the community. There are a total of 29 devices that are included in this system. There are only two options: Continue with SECO service at the increase rate or purchase the system. Linda to get cost to purchase. Currently, the decision was made to keep SECO service and pay the increase however, an increase to the HOA dues will need to be made to cover this cost. The increase for this was estimated at \$100/year per lot.
 - 7. Community garage sale – October 4, 2025 The suggestion was made for a community garage sale on Saturday. Any member can participate. Advertising and signs to be provided by the HOA.
- E. Any old/open/new items to discuss – Board Members
 - 1. Lot 16 – Letter/email needs to be sent to the homeowner to relocated the trailer and equipment from the driveway to behind the front of the house. Also, to remove or relocate the trailer in the back containing the leftover construction materials.

- F. Any items submitted in advance from the Membership – Barbara Totillo further discussed the installation of a gate at the front of the community. She offered photographs of a different style to consider that would be part of the options from the original price obtained from the fencing company. It was also discussed that the proper permitting was not provided to the HOA or Lake County for the building on Lot 70. The Board has decided that the HOA's Attorney may need to get involved on this issue.
- G. The meeting was Adjourned at 8:20 p. m . with a motion from Margaret and a second from Stephanie. Board unanimously approved.

Submitted by Stephanie Peebles

Date