

MEETING MINUTES

OLD MILL RUN BOARD OF DIRECTORS

April 8, 2026 at 7:00 p.m.

Board Members present: Linda Schwartz, Stephanie Peebles, Debra Babcock, Scott Young, Vince Lombardo and via telephone Margaret Maiello; Community Members present: Pam and Jim Barker, David Batson, Joe Buschor, Dan Schutte, Beth and Tony Frick

- A. The meeting was called to order at 7:01 p.m. and a quorum was established with 6 of 7 Board Members present.
- B. Approval of Meeting Minutes from March 2026 - A motion was made to approve the March Minutes by Stephanie with a second from Vince. Motion was unanimously approved.
- C. The Financial Reports were distributed to the Board Members – January, February and March were reviewed and approved. The Reports will be on file in the Millhouse.
- D. Other items to address/discuss:
 1. Road re-sealing: Requested 4 quotes for the project. Nix, Black Bear, Precise and Florida Sealcoat
 2. Gate package is prepared to send to members. Decision on whether to use Reserve funds or special assessment or combination of both. – The decision was made to put the Gate out for a vote and then we can decide how it will be funded. An email will be sent to the community. Pam indicated that the location of the gates and turnaround should be included in the package. Margaret provided input about the financial aspects of the gate cost and that reserve funds should not be used for this project.
 3. Spectrum installation update – The construction crew will be returning very soon to clean up, remove equipment, place equipment underground and re-sod areas disrupted. Dan indicated that Brewer Ct. cable may not be buried deep enough.
 4. Tree trimming in the community and Lenze/Common area clean up – A crew will be in the neighborhood once they have provided a breakdown on what was included in the quote received.
 5. Front entrance Old Mill Run wooden signage and landscape – Josh/Samantha will be working on this area starting on Sunday.
 6. Signage for NFRD, LLC – This is not a political sign. It is the organization that will be working with officials on the planned development on and around Shirley Shores. The sign has a QR code that will take you to a website for additional information and opportunity to donate to the legal fees.
- E. Any old/open/new items to discuss – Board Members – We need to follow up with Members regarding edging of the roads. Yard clean-up in the community is underway and looking good.
- F. Any items submitted in advance from the Membership – Beth asked about the driveway apron for Lot 16. David asked if some of the existing green cable/electrical boxes can be removed if not in use. Linda will make some calls on this.
- G. The meeting was Adjourned at 7:43 p.m. with a motion from Stephanie and a second from Vince.