

**Inverness Owners Association, Inc.  
Meeting Announcement & Agenda**

**May 2026- Agenda**

**Date:** Thursday, May 14<sup>th</sup>, 2026

**Time:** Immediately following adjournment of the Special Meeting

**Location:** In Person (preferred)- Community Room at the South Burlington Library

Online video conference also available:

<https://us02web.zoom.us/j/86095515287?pwd=UgaDHM8aWKTGpfcAr1K74h1OK6sBsh.1>

Meeting ID: 860 9551 5287

Passcode: 072300

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**Agenda**

- **Call to Order**
- **Approval of Minutes**
  - Approval of minutes from April Meeting
- **Unit Owner Items not on previously published agenda**
  - Each owner has a maximum of 5 minutes to bring up any issues. If an immediate answer can be provided, the board will move on. If the topic requires further discussion or any motion/decision, then the item will be added to the end of today's agenda or scheduled for a future board meeting.
- **Financial Report**
  - April 2026 and Accounts Receivable
- **Old & New Business**
  - 632 GCR – Continued discussion of entryway surface condition and next steps.
  - Motion - Request for Approval of 308 Park Road's request for plantings in their front yard.
  - Motion- Request for Approval of 497 GCR landscaping request
  - Motion- Request for Approval of 516 GCR mini split installation request
  - Motion- Request for Approval of 580 GCR easement hedge request
  - Motion- Request for Approval of 614 GCR deck flooring and post replacement request
  - Motion- Report Approval of Unanimous Consent for 614 GCR removal of two dead trees by DJ's
  - Motion to approve a bid for the driveway project based upon the unanimous recommendation from the Driveway Committee
  - Easement Area Landscaping Requests
    - Motion- Approval of an approach to bring closure to the easement landscaping requests of interest to Greens (596 GCR) and LeFevres (598 GCR)
    - Continuation of easement tree requests and discussion
      1. Motion - Request for Approval of 616 Golf Course Rd - Overton's request approval for the annual tree topping of the trees in and abutting our backyard at 616 Golf Course Road to be processed by Inverness with reimbursement by the Overtons
      2. Motion - Request for Approval of 614 Golf Course Road - Small's request approval for the annual trimming of the trees bordering our property, 614 Golf Course Road and Park Road to be processed by Inverness with reimbursement by the Small's . We would also like to enlist DJ Tree Service for additional trimming of two trees on the side of our property while incurring all cost.

Meeting Notice and Agenda as requested by the Secretary:

*Blenda McAllen* (Signature) 5-4-2026 (Date)

3. Motion - Request for Approval of 598 Golf Course Road - LeFevre's request approval for annual trimming of the border of trees to preserve our views and maintain privacy. To the rear of our backyard, to the left as one looks downward east from our unit in the direction of Park Road and intersecting the "line" that extends from the hedge that divides the backyards of 614 (Smalls) and 598 (LeFevres)
  4. Motion - Request for Approval of 596 Golf Course Road - Green's request approval for eight sapling trees (marked with white tape) in the easement area be topped at a level that does not exceed the ridgeline of the Gleneagles building unit identified as 189 Park Road. The saplings currently extend beyond the ridgeline and should be topped to preserve our easterly views.
    - Discuss approved legal engagement
    - Capital Planning- Motion to approve two buildings for repairs per the approved annual capital plan (306/308 Park Rd and 614/616 GCR)
    - Discuss Pinnacle Performance (issue at 516 GCR and landscaping concerns)
    - Motion- Approval of new landscaping Unanimous Consent Approval and Landscape Approval Form
    - Website maintenance, rearrangement, and membership
    - Draft meeting minute approval process
- Adjourn

2026 Meeting Schedule

All meetings will be held via Zoom and begin at 4:00 PM

Thursday, June 11th

Thursday, July 9th

Thursday, August 13th

Thursday, September 10th

Meeting Notice and Agenda as requested by the Secretary:

*Steven M. Green* (Signature)

5-4-2026

(Date)