

Minutes of the Board of Directors Meeting

Thursday Jan 11, 2024
7 pm

Page 1 of 5

Board of Directors:

Bob White – President
Tom Petrillo – Vice President
Darrell Lopez
Vivian (“Viv”) Guerra
James Ransom
Don Partain - Vice Secretary
Chris Floegel - Vice Treasurer

Neighborhood Committee

Viv Guerra – Chair
Tom Petrillo - Vice Chair

Nominating Committee

Bob White – Chair
Viv Guerra
Darrell Lopez

Architectural Review Committee

Darrell Lopez – Chair
Viv Guerra
James Ransom

Community Appearance Committee

Lori Topor
Oskar Abboud
Mark White
Mike Frankewich

Property Manager

Dennis Kapsis – Sentry Management

Other Officers

John Painter – Secretary/Treasurer

A. Meeting Record

- Meeting was called to order by 7:00 pm by John Painter.
- Board Members present were as noted below under “Motions.”
- A quorum was present throughout the meeting.
- Dennis Kapsis, Property Manager, with Sentry Management was in attendance.
- HOA Members in Attendance – approx. 7
- The meeting was held electronically using Webex.
- Links to the meeting were distributed via email to all HOA Members on the mailing list.
- The meeting was adjourned at approximately 8:20 pm.

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B. Agenda

1. Call to Order
2. Proposed Agenda Modifications if Any.
 - a. Other agenda items?
3. Voice of the Members

HOA members are encouraged to make comments or raise issues of concern during this portion of the meeting. Speakers will be encouraged to be to the point and respectful. The time taken by Speakers may be limited by a motion duly passed by the Board. Comments of HOA Members may be allowed during other parts of the Meeting upon concurrence of the President and/or the Board Member(s) speaking.

4. Discussion Topics

a. Planning to return to in-person meetings in Feb - update

b. Review Action on Prior Month’s Motions

- i. Update on Repairs to irrigation system (Mike, Bob, Dennis, others?)
- ii. Owner ID 3A0087 on McDaniel Creek Cr Dennis to follow up on Mediation
- iii. Referral to Attorney for collection from Owner ID 100096 on HART BRANCH DR (Dennis) – Balance due thru October of \$1,157, lien filed 8/19 – Dennis to update
- iv. Plan to replace electric system at Monuments - Darrell

c. Major Compliance Actions

- i. Noise Complaints – Shinnecock Hills (Dennis)
- ii. Silcox Matter (No update needed)
- iii. Boat complaints – Dennis Update
- iv. East Rivera-Overnight Semi-truck issue

d. Hurricanes Ian/Nicole (as appropriate) (John/Bob/Affected Owners)

- i. Update re: Catch Basins Drainpipe maintenance for Residences at 1010 1012 1014 Shinnecock Hills Dr. and 1012 Quaker Ridge Ct.

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e. Landscaping Contract Issues

- i. Consideration of new contract
- ii. Sprinkler Repairs at Kelly Creek-Mike

f. Other ARC, Community Appearance, and Enforcement Issues

- i. Payment Plan Requests (If any)
- ii. Other Matters from Management Report (If any)
- iii. Other

5. Minutes from Prior Meetings

- a. December 2023 Meeting

6. Reports (Abbreviated)

- a. President’s Report
- b. Treasurer’s Report
- c. ARC Report
- d. Community Appearance Committee Report

7. Adjournment

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C. Decisions

#	Motion Title	Motion		Vote						
		By	Second	Bob	Tom	Darrell	Vivian	James	Don	Chris
				B	T	D	V	J	D	C
	Board Members Present?			NA	Y	Y	Y	Y	Y	Y
1	John Painter/Don Partain/Darrell Lopez/Oskar Abboud negotiate a final contract for Safie Landscape. Execute the contract. Develop a termination notice for our existing landscape company.	T	D	NA	Y	Y	Y	Y	Y	Y
5	Approve Dec 23 Minutes as Submitted	D	T	NA	Y	Y	Y	Y	Y	Y

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Respectfully submitted,

Donald Partain

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HOA Board Vice Secretary