

Pembroke Homeowners Association Board of Directors Agenda September 27, 2025, 10:00 a.m. | Virtual Meeting (email bod@pembrookehoa.org for details if planning to attend)

Attendees:

| Present | Name | Title |
|---------|------------------|--------------------------|
| yes | Lewis Collier | HOA BOD - President |
| yes | Jonathan Friscia | HOA BOD – Vice President |
| yes | Daniel Wadsworth | HOA BOD – Treasurer |
| | Vacant | HOA BOD – Secretary |
| | Richard Ibanez | HOA BOD – ARC Chairman |
| yes | Tyler Duncan | HOA BOD- Member at Large |
| no | Sarah Fallin | HOA BOD- Member at Large |
| | | Homeowner |
| | | Homeowner |

Call to Order: Lewis called the meeting to order at 10:00

Motion to Approve / Deny the Agenda: TD moves, JF seconded, motion unanimously.

Secretary's Report:

- August minutes. JF motioned, TD seconded. Motion unanimously.

Treasurer Report:

- It is board policy to review the reconciled financial statements for the HOA.
- D. Wadsworth presented the treasurer's report.
- JF motioned to approve. TD seconded. Motion passed unanimously.

ARC Chair Report:

General Items:

- Open Board member positions
 - Approve move Sarah Fallin to Secretary from Member at Large; JF motioned to approve. TD seconded. Motion passed unanimously.
- Landscaping: Follow up on drainage issues on the new houses with backyards bordering Willows Road. Raise issue to DR Horton.
- Lewis to reach out about clean out zone under power lines and all construction buffers removed.
- LED light conversion.

- i. Lewis to send in agreement to SMECO.
- Crime concerns: Updates/follow ups.
 - i. R. Ibanez to contact sheriff's office for patrols and/or paying for off duty officer potential
- Ponds
 - i. Options from two vendors
 - 1. Option 1: terraces:
 - 2. Option 2: rip rap and vegetation
 - ii. Now that options have been received, need to discuss with county as to which option is best.
- Entrance lights at the front of neighborhood
 - i. GFI keeps tripping
- Annual meeting planning
 - i. Working session held, save the date sent out via Facebook. Will be held at Naval Air Museum with details sent via mailchimp to homeowners. October 25 at 10:00 a.m.
 - ii. Board reviewed slides, no comments other than to add a map.
- **Additional Items for Discussion**
- **Open Forum** (3 minutes allowed per attendee; you may not give your minutes to others)

Next Meeting Date & Location: Annual Meeting at 10:00 am on 25 October, 2025

Motion to Adjourn – TD moves, JF seconded, Motion passed unanimously. Meeting adjourned at 10:33 am