

Pembroke Homeowners Association Board of Directors  
 Agenda February 17th, 2024, 10:00 a.m. | Virtual Meeting  
 (email bod@pembrookehoa.org for details if planning to attend)

Attendees:

Present	Name	Title
	Lewis Collier	HOA BOD - President
	Jonathan Friscia	HOA BOD – Vice President
	Daniel Wadsworth	HOA BOD – Treasurer
	Daniel Wadsworth	HOA BOD – Secretary
	Dave Chandler	HOA BOD – ARC Chairman
	Tyler Duncan	HOA BOD- Member at Large
	Vacant	HOA BOD- Member at Large
		Homeowner
		Homeowner

- **Call to Order** – Call the meeting to order.
- **Motion to Approve / Deny the Agenda-**
- **Secretary’s Report**
- The Secretary attached a copy of the January 2024, Board of Directors meeting minutes for the Board’s review and acceptance. The Minutes, once approved, will be posted on the website for homeowners’ viewing and placed in the corporate record book (Pembroke HOA Sharepoint site).
- Record email vote.
- **Treasurer Report**
- It is board policy to review the reconciled financial statements for the HOA. January 2024 financial statements are still being worked on. Once approved, they will be posted on the Pembroke HOA Sharepoint site.

**Goals for 2024 / Action Items:**

- Open Board member positions – Secretary, Member at large
- Discuss closing the money market and moving to another location ex. Edward Jones. Currently have above the FDIC insured limit.

- Provide ARC Guidelines recommended changes to the BOD. Add the provision for chain link fences around ponds. Cross reference with the Governing Documents (Bylaws, Covenants, etc.) to ensure that changes do not contradict. (Dave Chandler & Tyler Duncan) Still under revision. Lewis will reach out to the lawyer to see if they have an updated version. May have to scan it and edit it that way.
- Middlegate pond – County inspector (Jimmy Yates) to provide a recommendation of a local company with an engineer on staff. (Lewis Collier)
- Resolve issues property lines by Jillian Grace Pond (Lewis Collier) to reach out to homeowner.
- Look at both lights at the front of neighborhood- (Jonathan) record unanimous vote for minutes.
- Mail kiosk has been put together – (Jonathan) need to determine which side to put it on.
- Check rowan knight road turnover. Talk with builder/county (Jonathan/ Dave)
- Look into temporary speedbumps / rumble strips cost (Jonathan)
- Ask about lane marking at front of neighborhood (Jonathan)
- Talk to county to discuss options for speed bumps, parking on one side of the street. (Dave/Jonathan)

## Committee Reports

- **ARC:** Dave and Board discussion – All violations corrected?
- **Additional Items for Discussion -**
- **Open Forum** (3 minutes allowed per attendee; you may not give your minutes to others)
- **Next Meeting Date & Location:** (Board Meeting) March 16, 2024; virtual • **Adjourn –**

