

Pembroke Home Owners Association  
Board of Directors Agenda

January 20th, 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 November 2023, 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).
- **Treasurer Report**
  - It is board policy to review the reconciled financial statements for the HOA. 2023 financial statements are still being worked on. Once approved, they will be posted on the Pembroke HOA Sharepoint site
  - Reserve study review proposal

**Goals for 2024 / Action Items:**

- New Board members positions
- 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.

- Middlegate pond – County inspector (Jimmy Yates) to provide a recommendation of a local company with an engineer on staff. (Lewis Collier) needs to be reassigned
- Resolve issues property lines by Jillian Grace Pond (Lewis Collier) completed?
- Middlegate pond fence repair – (Dave)

## **Committee Reports**

- **ARC:** Dave and Board discussion – All violations corrected?
- **Additional Items for Discussion** - Fence Discussion
- **Open Forum** (3 minutes allowed per attendee; you may not give your minutes to others)
- **Next Meeting Date & Location:** (Board Meeting)February 17, 2024; virtual
- **Adjourn** –