

Pembroke Homeowners Association Board of Directors
 Agenda March 16th, 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 February 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 for clippers to add Rowan Knight Dr area.
- **Treasurer Report**
- It is board policy to review the reconciled financial statements for the HOA. February 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
- 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)
- Introduce new ARC guidelines

- Discuss closing the money market and moving to another location plus \$45,000 ex. Edward Jones and open CD's 2 year max. Currently have above the FDIC insured limit.
- Get reserve study done. Scheduled for March 13th has been half paid for. (Daniel Wadsworth)
- Check contents of storage unit see if items could be moved to someone's basement or a shed on common area (Lewis).
- 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.
- Conduct Speed survey to reduce neighborhood speeding (Jonathan Friscia)

Committee Reports

- **ARC:** Dave and Board discussion – All violations corrected?
- **Additional Items for Discussion** – review home plans for Dr. Horton
- **Open Forum** (3 minutes allowed per attendee; you may not give your minutes to others)
- **Next Meeting Date & Location:** (Board Meeting) April 20th 10:00am, 2024; virtual • **Adjourn** –

