

**Florence Overlook Homeowners Association (FOHOA)**  
**Minutes of Board of Directors Meeting 2025/1**  
**January 28, 2025**  
**7:00 PM**  
**Connor Residence, 3404 Rebecca Jane Way**  
**Website: FOHOA.net**

**Called to Order:** This Board Meeting began at 7:10PM.

**In Attendance:** Carol Joyce (President), Daniel Elder (Vice-President), Aaron Willey (Secretary/Treasurer), Donna Connor (ARB Representative), Monica Medel (prospective Board Member), and Dave Connor (prospective Board Member) attended.

**Agenda Approval:** The meeting agenda was approved by the Board.

**Minutes Approval:** The Secretary submitted meeting minutes for the July 29, 2024 Board meeting and the President provided meeting minutes for the Annual Board Meeting held on October 27, 2024. Both were approved by the Board.

**TREASURER'S REPORT**

- a. **Status of 2025 FOHOA Budget.** The Treasurer reported that the FOHOA reserves are well-funded with a balance of approximately \$30,000 – meeting the calculated reserve requirements – and that the checking account currently has a balance of about \$12,000. After the CD holding the reserve funds matured in October, the funds were automatically placed in a money market account yielding an annual interest rate of approximately 1%. The Treasurer expressed interest in opening a new CD with the reserve funds to obtain better returns on those funds and will reach out to Sentry to do so.
- b. **Outstanding Dues Pending w/ Homeowners.** The Treasurer informed the board that there are currently 10 homes pending paying their annual dues, including two that have autopay enabled, which caused some confusion. It is suspected that the latest financial report from Sentry is simply out of date and future reports will have to be monitored to ensure that all dues are paid in a timely manner.
- c. **Update to Corporate Transparency Act (CTA).** The CTA is currently not being enforced due to ongoing litigation, but as of the latest communication from Sentry, it appears as though the most likely outcome is that it will not be upheld and FOHOA will not be required to file.
- d. **State Farm Insurance Update.** The President observed that Sentry has not yet provided copies of the current insurance policy to the Board; the Secretary will reach out to Sentry to ask for an updated copy.

**OLD BUSINESS**

- a. **FOHOA Holiday Party (January 11, 2025).** The holiday party, hosted by Neeta Helms and Johan van Zyl, was a resounding success.
- b. **Architectural Review Board (ARB) Update.** There is currently concern about a large skeleton decoration currently installed in the front of a residence. The Board was informed that the ARB

had drafted and sent an email to homeowner regarding the skeleton and requesting that it be taken down, though also confusingly suggesting that FOHOA did not in fact have the authority to require its removal. The email was not well received and the skeleton still remains in front of the house. The President expressed concern that the ARB did not consult the Board prior to sending the email and stated that in the future, the Board should exercise greater control of and coordination with the ARB to ensure effective communication with community members.

- c. **FOHOA Website Update.** The website is currently up to date, except for the insurance policy (which is waiting on an update from Sentry) and the meeting minutes from the Annual Board Meeting still needing to be uploaded. The Vice-President offered to continue to maintain the website even after his term expires, but requested that the Board handle billing so that he does not need to seek reimbursement for website hosting expenses. The Treasurer suggested linking the FOHOA checking account to GoDaddy's autopay system to simplify this process.
- d. **Ongoing Initiatives.**
  - i. Tree Removal Matters Pending to Common Area A. The dead tree to the rear of 6134 Stegen Drive is currently marked with a red ribbon and will still need to be removed.
  - ii. Re-Survey and Marking of Common Area A. The Board expressed some concern about the newly erected decks by several houses on Beech Tree Drive possibly encroaching on the Common Area. However, as many of the stakes from the last survey have either gone missing or are otherwise unlocatable, a resurveying may be required to determine the exact bounds of the Common Area parcel. Such an endeavor would be costly and the Board did not commit to doing so at this time.
  - iii. Florence Lane Traffic Calming & Speeding Problems. The efforts to install traffic calming devices on Florence Lane are currently stalled. There is not enough effort to justify a four-way stop sign at the intersection with Rebecca Jane Way, and previously proposed measures to construct speed bumps were vetoed by the community members that they might affect.
- e. **Parking Lot Items.**
  - i. Welcome Committee. The Vice-President expressed interest in participating in a Welcome Committee, but otherwise there are not further updates.
  - ii. Signs at Entrance to Community. No updates.
- f. **Other Old Business.** None.

## **NEW BUSINESS**

- a. **Appointment of New Officers and Positions.** Carol Joyce and Daniel Elder will be stepping down from their Board positions of President and Vice-President, respectively, starting in 2025. The new Board of Directors will consist of Dave Connor as President, Monica Medel as Vice-President, and Aaron Willey as Secretary/Treasurer.
- b. **Community Events.** The Board discussed rough timing for a Spring Picnic in June, a Fall Picnic in September, and a Holiday Part in December.
- c. **Date and Venue of Next Board Meeting.** The Board agreed on the date of March 24, 2025 for the next Board Meeting. The requirement for four meetings per year, with at least on mandatory Annual Board Meeting tentatively held in October 2025, was reviewed.
- d. **Other New Business.** None

**OPEN FORUM:** None.

**Next Board Meeting Date:** Next Meeting will take place on March 24, 2024, at 6:30PM, at the Connor Residence, 3404 Rebecca Jane Way.

**Meeting adjourned at 8:30PM.**

**Respectfully submitted, Aaron Willey, FOHOA Secretary/Treasurer**