

**Florence Overlook Homeowners' Association (FOHOA)**  
**Board of Directors Meeting 2025/4**  
**August 25, 2025 @ 7:00 PM**  
**Connor Residence, 3404 Rebecca Jane Way**

**In Attendance:** Board members David Connor (President), Monica Medel (Vice President), and Aaron Willey (Secretary/Treasurer). Also in attendance Ann Sturner (ARB Chair), Donna Connor (ARB member), and Sonya McKay (community member).

- I. **Call to Order (7:00 PM):** The Board meeting was called to order at 7:05PM.
- II. **Approval of the Agenda:** The meeting agenda was approved by the Board.
- III. **Approval of the Minutes:** The Secretary submitted meeting minutes for the Jun 16, 2025 Board meeting and the Board approved them.
- IV. **Treasurer's Report:**
  - a. **Outstanding Dues:** The Treasurer reported that there is still one home with outstanding dues. Contact information for this community member was confirmed and they will be contacted to ensure that dues are paid in a timely manner.
  - b. **CD Renewal:** There has been no update from Sentry regarding CD rates yet.
  - c. **State Farm Insurance Policy Update:** The President is still unable to confirm that the new insurance policy is reflected on the Sentry website. The Board discussed whether additional insurance quotes should be sought to see if there are any better options than State Farm, but based on the relatively low pricing of the current policy, decided not to pursue this further.
  - d. **Issues with Sentry Management:** The Treasurer summarized multiple issues in dealing with Sentry, including: unannounced fee increases, such as the doubling of the storage fee; adding on an additional technology fee; transfer fees being charged for no apparent reason; and difficulty in managing payments and finances in general due to the poor usability of the Sentry interfaces. The Treasurer will reach out to Keri Dunlap, the FOHOA Sentry representative, to discuss these concerns.
- V. **Old Business:**
  - a. **Architectural Review Board (ARB) Update:** The ARB walk-around is currently not scheduled. The ARB tentatively suggested performing it in September, but no date was committed to.
  - b. **FOHOA Website Update:** Board meeting minutes on the FOHOA website need to be updated. The upcoming renewal fees to GoDaddy were brought up again, and it was agreed that it would be convenient if these could be paid directly by linking the GoDaddy account to FOHOA funds for autopay rather than seeking reimbursement for Daniel Elder if he pays it personally.
  - c. **Ongoing Initiatives:**
    - i. **Montessori School Survey:** Nick and Laura Harlambakis reported on surveying activity at the Montessori School and asked FOHOA to inquire about the purpose of this work. The President performed some research and found that no permits were currently pending for the school property. The school representative stated that the survey was being performed to determine the

feasibility of a potential play area extension, but that no construction was currently planned.

- ii. **Re-Survey and Marking of Common Area A:** The President will seek informative price quotes for performing a new survey, but the Board has not committed to having one done. Sentry was contacted for records on the previous surveyor used.
- iii. **Board of Directors Handbook:** The handbook still needs to be reviewed and updated.
- iv. **Skeleton:** The Board agreed that discussions should be begun with the homeowner regarding reasonable display of their 12' Halloween skeleton.
- d. **Parking Lot Items:** None.
- e. **Other Old Business:** None.

**VI. New Business:**

- a. **Public Fireworks Displays:** The board would like to remind residents that it is not legal to set off fireworks in public places such as the cul-de-sac, but did not commit to how to follow up on this.
- b. **Verification of Home Repairs:** The Board would like the ARB to verify the requested repairs to the 6139 Stegen Drive property have been adequately implemented, after observing significant construction work being performed on that house. These actions include front portico repairs; window and door trim replacement; brick walkway repairs, roof cleaning and/or replacement; repainting peeling trim; removing shed mildew; and restoring the mailbox.
- c. **ARB Application Changes:** The President noted some errors in the ARB application document and submitted proposed changes to the Board. Two significant changes were made to the pre-approved items list on the application: "Addition or removal of concrete walkways, patios, detached ground level decks" was removed as a pre-approved item; and the item regarding driveway changes was rewritten to read "Replacing an existing asphalt drive (in kind) with the same footprint" instead of "Widening or replacing an existing asphalt drive (in kind) at the house end to establish a pull-off apron". The Board passed this change after a 2 to 1 vote in favor.
- d. **Vendor Payment Difficulties with Sentry:** Dissatisfaction with Sentry's vendor payment system was reiterated. The Sentry management contract term expires in 2027; unfortunately, not much can be done until that contract expires, but the Board would like to discuss these concerns directly with Keri to see if anything can be changed in the meantime.
- e. **CY2025 Community Events – Tentative Dates:** The Fall Picnic is tentatively scheduled for September 20. The Holiday Party is being planned for December 6 and still needs a volunteer to host the party.
- f. **CY2025 Future Meeting Dates:** The mandatory Annual Meeting is planned for October 25.

**VII. Open Forum:** None.

**VIII. Adjournment (8:00 PM):** The board meeting was adjourned at 8:19PM.

Respectfully submitted, Aaron Willey, FOHOA Secretary/Treasurer