

Florence Overlook Homeowners Association (FOHOA)
Minutes of Board of Directors Meeting 2024/3
May 27, 2024
7:00 PM
Joyce Residence, 6137 Stegen Drive
Website: FOHOA.net

Called to Order: This BoD Meeting began at 7:08PM.

In Attendance: Carol Joyce (President), Daniel Elder (Vice-President), Aaron Willey (Secretary/Treasurer), and Susanna Kavanaugh (ARB Chair) attended.

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

Minutes Approval: The Board Meeting Minutes for 25 March 2024 prepared by the Secretary were approved by the Board.

TREASURER'S REPORT

- a. **Status of 2024 FOHOA Budget.** It was decided to hold off on moving the checking balance to savings due to uncertainties regarding the classification of reserve funds. Apart from needing to confirm the status of a missing refund for the double billing in January, no changes from the budget were reported.
- b. **Status of Annual Homeowner Dues.** There is currently a late fee automatically charged by Sentry to the Sutherland residence that should be waived, and the dues for the Ash residence are still outstanding. The President will follow up on these by email.
- c. **Status of Tax Return (Federal and State).** The Treasurer reports that no 1099s have been received from Sentry and believes that these might be necessary for completing the tax returns. There is also some confusion regarding the due date for our taxes, with some IRS resources suggesting that they are due on either March 15 or April 15, and not July 15 as originally believed. The Treasurer is also uncertain as to whether management fees charged by Sentry can be deducted on taxes to offset the interest income that was earned in 2023.

OLD BUSINESS

- a. **Architectural Review Board (ARB) Report.**
 - i. **ARB Requests.** There was one request for the replacement of a mailbox at 6126 Stegen Drive, which was approved. No other known requests have been made.
 - ii. **Formal Appointment of ARB Members and Approval of Guidelines.** The President reported that the ARB Chair was provided with copies of both documents, but no further updates were noted.
 - iii. **Discussion of Possible Hearing for Resident.** The Vice- President noted some improvements being made to the house in question. The President shared a draft of a letter for a hearing summons and provided the ARB Chair with a copy to present to the ARB. Concern was

expressed that the ongoing requests to bring the house in line with ARB standards are not being taken seriously.

b. Ongoing Initiatives.

- i. Tree Removal Matters Pending to Common Area A. The President reported that there are no updates on utilizing Destiny's Tree Services for the removal of a dead tree in the rear of the 6134 Stegen Drive property.
- ii. Re-Survey and Marking of Common Area A. The President confirmed that the discount previously offered by LPD has expired, but has no additional updates.
- iii. Florence Lane Traffic Calming & Speeding Problems. Johan Van Zyl and Jeff Bobich are still on the Task Force. Three potential speed bump locations on Florence Lane were marked for demonstration. Arienne Reilly vetoed the placement of a speed hump in front of her property, despite previously expressing concern about speeding vehicles on Florence Lane.
- iv. FOHOA Website. The Vice-President asked about any additional content that should be hosted on the new website, such as pictures of events and the neighborhood. The President suggested that contractors/other service providers used and preferred by community members could also be listed on the website.

c. Parking Lot Events from 2023.

- i. Welcome Committee. The Board acknowledges that the plans for the Welcome Committee still need work but otherwise has no updates.
- ii. Signs at Entrance to Community. For the time being, the Board decided to postpone plans for any signs at the community entrance.

d. Other Old Business. None.

NEW BUSINESS –

- a. **Review of Board of Directors Handbook Update (from Former President).** A full review for the Board of Directors Handbook still needs to be performed.
- b. **Preparation for the Next Community Event – Spring Picnic (June 8).** The Vice-President will be resending the invite to the Spring Picnic, as not many RSVPs have been received at this time. The Vice-President will also reach out to Jeff Bobich for a list of appropriate supplies to purchase, and check with Susanna Kavanaugh as to whether her grill could be used to cook for the event.
- c. **Date and Venue of Next Board Meeting.** The Board agreed on the date of July 22 for the next Board Meeting.
- d. **Other New Business.** The insurance policy purchased for FOHOA needs to be renewed in September.

OPEN FORUM: None.

Next Board Meeting Date: Next Meeting will take place on July 22, 2024, at 6:30PM, at the Joyce Residence, 6137 Stegen Drive.

Meeting adjourned at 8:12PM.

Respectfully submitted, Aaron Willey, FOHOA Secretary/Treasurer