Hamlets Grove Homeowners Association Annual Board Meeting 10.18.22 Start Time: 7:02

Board Members in Attendance: via Zoom Meeting

* Rick Waid, President
* Lucy Ford, Secretary
* Anna Azmi
* Pam McDonald
* Steve Carroll

Absent Board Members

* Muslima Lewis

Officers in Attendance

* Len Schimberg, Treasurer - absent

**Agenda Items**

* Motion made to approve September meeting minutes and post on website.
* **Budget Review by Treasurer** – in the absence of the Treasurer at this meeting, we voted to approve financials that were received via email prior to meeting.
  + **Expense Review**:
  + **Receivables Status**:
  + **Process for Late Receivables**:
    - * First Step – Len sends out statements showing their Past Due Status
      * After 2 QTRs Delinquency – they receive formal letter
* **Master Association Revitalization Plan/Meeting updates**
  + Tom Cockley has been appointed as the new President for the Master Association.
  + Residents that attended the MA meeting reported that they are concerned with the front entrance signage. Anna reported that this is being worked on but permitting may delay progress. The MA Board will monitor the progress and may choose to go another route if permitting is not done in timely manner.
  + Gazebo that was destroyed during Hurricane Ian has been removed.
* **Landscaping** 
  + Replacement of plants at the entrances – as of the distribution of these minutes, Yellowstone arrived to work on the Hamlets Grove entrance. They did not have sod so they will be returning to put that down. Once the sod is down, Anna will schedule to fence company to come and put up the panels. Yellowstone suggested that we put down mulch where they removed the bushes behind the mailboxes. We will wait until the job is done to make that determination.
* **Fencing Repair and Installation** –
  + 49th Street – repair of fencing cannot commence until all hurricane debris has been removed.
    - An email was sent from The Grove HOA Board to the County Inspector that placed the Stop Work Order to Mendina Subdivision regarding the debris that they moved from the lot (that is subject to the stop work order), and placed along 49th street to the east and west of Murray court in front of the home on 49th Street and in front of our fence to the west of Murray Court. We suspect that the owner of the property might be illegally taking advantage of the debris removal for county residents subsequent to the damage done by hurricane Ian. We must now wait for all of that debris to be removed before work can begin on repairing the fence.
  + All questions and or notices regarding fence related issues occurring during Hurricane Ian were discussed and handled by the Maintenance/Violations Committee.
* **Fountains/Ponds** 
  + Rick relayed information that he received from a representative of a neighboring community about the steps they have taken to maintain their ponds. Here are the recommendations that were made
    - Eliminate the usage of copper sulfate in treatment of our ponds. It builds up and ultimately renders the pond dead of any wildlife and actually increases the algae build up.
    - Plants are helpful but alone will not solve the problem.
    - The most effective prevention is to create a 3’ buffer from pond edge where no mowing takes place.
    - Harvesting the algae

**Open Action Item:** Rick to work with Aquagenix on using different products in the treatment of our ponds and to inquire on the cost of harvesting

* + Power cable was cut by Comcast to the fountain behind #4791. Ace Electric was called out to repair. Rick called Comcast and opened a ticket regarding the cut cable line.

**Open Action Item –** When bill is received from Ace Electric, it will be submitted to Comcast for payment.

* **Neighborhood Security**
* **Camera Notification Signs** – Anna will order the signs. Once they are received, Tom agreed to help put the signs up.
* **Lighting** – lights at The Grove entrance are on 24 hrs.

**Open Action Item –** Rick will text serviceman to come and diagnose the problem.

* **Housekeeping/Board Actions**
  + **Ad Hoc Committee on Home Rentals – nothing new to report**
  + **Standards** - Board to look into standards on what can be placed on the backyards of homes that border the ponds. A homeowner has requested to put up a non-privacy child protection fence. The board agreed to approve this request subject to the final installation specifications.

**Open Action Item:** ARB to standardize fence specifications along the pond

* + **Social Activities** – we determined that we will wait to reschedule both the garage sale and the block party until debris within neighborhood has been removed.
* **Homeowner Requests/Complaints/Violations**
  + All questions and or notices regarding fence related issues occurring during Hurricane Ian were discussed and handled by the Maintenance/Violations Committee.
  + Non hurricane related violations were approved and will be sent out by the Violations Committee

Meeting Adjourned at 8:10 pm Next Board Meeting: Tuesday, Nov 15th 7:00 PM EST via Zoom