Hamlets Grove Homeowners Association Annual Board Meeting 11.15.22 Start Time: 7:02

Board Members in Attendance: via Zoom Meeting

* Rick Waid, President
* Lucy Ford, Secretary
* Anna Azmi
* Muslima Lewis
* Steve Carroll

Absent Board Members/Officers

* Pam McDonald
* Len Schimberg, Treasurer

Officers in Attendance

**Agenda Items**

* Motion made to approve October meeting minutes with one correction - Absent Board members will now be listed under a separate heading. Note – Muslima abstained from voting to approve minutes as she was absent from the meeting. Minutes will be posted 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**: Motion was made and approved to reimburse resident at #4690 for the removal of the tree that fell and blocked Hamlets Grove Blvd during Hurricane Ian.
  + **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
  + **Fines:** All fines levied against a property owner must be approved by the Board
* **Master Association Revitalization Plan/Meeting updates**
  + Tom Cockley has been appointed as the new President for the Master Association.
  + The Master Association is looking for a new representative from our community. In the interim, Dan LaMorte attended the meeting about the front entrance signage. As of the distribution of these minutes, Dan has provided a recap of that meeting. Here are the highlights:
    - The previous signage was not within the County's code requirements.
    - Signs cannot be placed beyond the property line.
    - After much discussion it was agreed to not alter the existing island and not add the sign in the center, but to have two signs on either side of the entrance further inward than the previous two.

As of the distribution of these minutes, Elyse Theobald from the Master Association. has sent an email with information on how to provide sketch ideas for the new signage. We will determine how to provide this information to The Grove Residents.

* + Budget – Rick will send out the budget for the Master Association
* **Landscaping** 
  + Replacement of plants at the entrances – the planting has been completed but mulch was not included in the original estimate.

**Open Action Item –** Anna will get estimate from Yellowstone

* **Fencing Repair and Installation** –
  + 49th Street – repair of fencing cannot commence until all plant/tree growth encroaching on the fence has been trimmed back. As of the distribution of these minutes, the resident that this pertains to was notified. Upon inquiry with the resident, we were told that they were on schedule with a landscaping company to perform the work.
* **Fountains/Ponds** 
  + Rick sent Aquagenix a letter about the treatment of our ponds and our concern with using copper. We requested that they stop using copper immediately. We have asked them to provide a proposal that would include alternative, more environmentally safe chemicals and routine harvesting to help us in the control of algae.  Subsequently, we were informed that an Aquagenix representative verbally accosted on of our residents. Discussion was made to inquire with other companies for the treatment of our ponds.

**Open Action Item –** Rick will ask Dan LaMorte to work with him on obtaining other bids for an environmentally safe treatment for our ponds.

**Open Action Item –** Lucy will draft up letter to send to residents providing them with an update on our ponds and requesting the residents that live around the ponds to live a 3’ buffer of grass at the ponds edge. As of the distribution of these minutes, the letter is ready to send out. I am just waiting on self addressed envelopes to arrive via Staples.

* + 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. As of the distribution of these minutes, the bill has been received from Ace Electric. We will pay the bill and also submit to Comcast for reimbursement.

* **Neighborhood Security**
* **Camera Notification Signs** – Signs are in
* **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.

**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
* **Homeowner Requests/Complaints/Violations**
  + Open violations were addressed and notices were sent out.

Meeting Adjourned at 8:01 pm Next Board Meeting: Tuesday, Dec 20th 7:00 PM EST via Zoom