Hamlets Grove Homeowners Association Board Meeting 11.16.21 Start Time: 7:03

Board Members in Attendance: via Zoom Meeting

* Rick Waid, President rick@richardscottwaid.com
* Denise Leschinski, Vice President captainden@aol.com
* Lucy Ford, Secretary lucyblue1956@aol.com
* Anna Azmi serbi410@yahoo.com
* Steve Carroll carroll.sg@verizon.net
* Pam McDonald mackdoodle@comcast.net

Officers in Attendance

* Len Schimberg ldschimberg@gmail.com

**Agenda Items**

* Motion made and approved to approve Minutes from Last meeting
* **Budget Review by Treasurer** – as of 10/31/21
	+ Motion made to approve budget as of 10/31/21
	+ Receivables Status: 19 residents still not yet paid current dues. 2 Residents 2 QTRS behind. (A few days following the meeting, Len sent our paper invoices to the 19 residents not yet paid).

Len expressed concern over the # of outstanding dues that we continue to have ever since we transitioned over to email invoices. The Board discussed ways in which we could make it easier for residents to make payment such as Zelle/Venmo and/or a link within the email to directly pay the bill.

**Open Action Item** – Len and Rick will look into ways of simplifying the bill payment process for our residents.

* + Process for Late Receivables:
		- * First Step – Len sends out statements showing their Past Due Status
			* After 2 QTRs Delinquency – they receive formal letter
	+ Expenditure Status: All bills are current
	+ 2022 Budget Committee – the Budget Committee will meet on Monday, Dec 6th at 1:00 PM at Len’s residence. May have a couple of homeowners interested in participating.
* **Master Association Long Range Plan**
	+ We are moving ahead with the improvements at the entry on Lockwood Ridge Road.  The demolition permit should be issued soon and we will be scheduling the removal of the walls and guard house soon thereafter.  John Cloud, Master Association President, has negotiated an attractive price on the landscaping, about 50% less than our initial bid from another company.  We are attempting to minimize the amount of time between demolition and the landscaping of the (former guard house) island.  The landscaper will also be cleaning up the plants behind the walls to some degree as part of this process.
	+ We are transplanting some of the existing material from the island and near Lockwood Ridge Road in an effort to utilize assets we already have and keep costs as low as practical.
	+ The new lights are installed at the gate, replacing the ones that were on the guard house.  We believe these lights will be sufficient and we will not need to add lights back in the center island.
* **Landscaping**
	+ Yellowstone will be replacing the Viburnums behind #4502
* **Fountains/Ponds**
	+ **Plastic drain tiles (sand filters) –** after speaking with the representative from Sarasota County/Healthy Pond Collaborative, they indicated that the county would pay up to 50% towards Irrigation issues.

**Open Action Item:** Anna will contact Yellowstone to give estimates on building up the area where the sand filters are exposed and placing sod on top

* + **Ponds –** Anna met with the contact for Sarasota County/the healthy pond collaborative and she has wonderful ideas about how we can improve our pond/water quality.    Some of her ideas would be free because of available grant money.

One idea to help with the algae is to plant flowers on the shore edge of the pond.  There is $500 of grant money towards plants.

Another idea is to make sure we have fish in the pond. There is grant money available for fish.

The County representative said that she would be open to attending one of our upcoming Board meetings.

**Open Action Item –** Board will decide on plants to be placed on the shore edge of the pond.

* **Neighborhood Security**
* Security Camera Update – Motion was made and Board approved to move forward with placement of cameras at both entrances. This will take place after the 1st of the new year.

**Open Action Item –** installation of the security cameras.

* **New Signs for Neighborhood**
	+ 49th Street Entrance Sign - The entrance sign at 49th Street is decaying and needs replacement.

**Open Action Item –** Board members to look at examples that Rick sent out and give recommendations. He will then move forward with getting quotes

* **Housekeeping**
	+ Grove Records – tabled for next meeting
	+ ARB Requests

**Open Action Item:** Board will readdress the rules regarding vehicles

**Open Action Item:** Steve will send out process for ARB Requests

* + New Board Member Request – Anna has put up notice on bulletin boards to let residents know that we are looking for a new Board Member.
* **Homeowner Requests/Complaints/Violations**
	+ Home with a generator exposed

**Closed Action Item –** Rick sent letter to homeowner to have the generator encased. They have 30 days to resolve.

* **New Business**
	+ New owner of #4514 – sent letter expressing his intention of renting the property. The Board discussed the concern of rental properties and ensuring that all homeowners know the rules around renting out their property.

Meeting Adjourned at 8:30 pm.

Next Board Meeting: Tuesday, December 21st 7:00 PM EST (Board determined this will be via Zoom)