Hamlets Grove Homeowners Association Annual Board Meeting 9.20.22 Start Time: 7:06

Board Members in Attendance: via Zoom Meeting

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

Officers in Attendance

* Len Schimberg, Treasurer

**Agenda Items**

* Motion made to approve August meeting minutes and post on website.
* Guest Speaker – Mollie K. Holland from Sarasota County Neighborhood Environmental Team
  + Mollie presented an informative discussion on the health status of our pond and ways in which it can be improved. She stressed that any steps we take must be considered long term initiatives and results would not be seen immediately but over time. She also stressed that algae does serve a purpose. It provides food for wildlife, it is native. 30 – 40% algae growth could be okay. This requires a shift in perspective of viewing the pond as healthy with algae growth.
  + Treatment of the ponds – we are currently treating our ponds twice monthly. She strongly recommended that we cut this back significantly. The problem with treating the ponds so often is that the sprays that are used contain chemicals, i.e. copper, that make the ponds “unlivable”. Repeated use of copper can cause blue-green algae.
  + Recommendations to support a healthy pond include:
    - Create a 3’ wide buffer of vegetation that would be trimmed but not mowed – this is called a “Low Maintenance Zone”. This requires at least 50% of the community to establish this buffer.
    - Reduce nutrient (fertilizer) load that washes into pond. This is the biggest fuel for algae.
    - Aquatic Vegetation – to be planted right along the water’s edge.
  + Healthy Pond Collaborative - $3K grant towards the purchase of aquatic plants. We are on the list for consideration next year. If chosen, planting would occur in Spring.
* **Budget Review by Treasurer**
  + **Expense Review**: No major expenses to review
  + **Receivables Status**: As of the meeting, 4 residents are 2QTRS behind and 3 residents are 3 QTRS behind – notices have been sent.

4 residents are 1 QTR behind.

* + **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**
  + No updates at this time.
* **Landscaping** 
  + Replacement of plants at the entrances – proposal signed and returned to Yellowstone. \*\* As of the distribution of these minutes, Florida was struck by a Category 5 hurricane, Ian, which caused major and minor damage to various sections of our community. This will impact ongoing landscaping initiatives.
* **Fencing Repair and Installation** –
  + 49th Street - \*\* As of the distribution of these minutes, Florida was struck by a Category 5 hurricane, Ian, which caused major and minor damage to various sections of our fence along 49th Street and Murray Street. Board will be addressing this at the October Board meeting.
* **Fountains/Ponds** 
  + **Pond Update – see update above from Guest Speaker**
* **Neighborhood Security**
* **Camera Notification Signs** – the Board agreed to install a sign at each entrance that notifies anyone entering the neighborhood that the neighborhood is under camera surveillance. Board is in favor of putting them on the existing pole.

**Open Action Item:** Anna will check on vendors to produce the signs.

* **Housekeeping/Board Actions**
  + **Ad Hoc Committee on Home Rentals** 
    - Committee met on September 16th – they will be rewriting the notification for changing the home ownership timeline from 6 mos. To 12 mos. Prior to placing the home into a rental status. They will also be drafting up a Rental Application.
  + **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** – as of the distribution of these minutes, both the Block Party and the Garage Sale have been postponed due to Hurricane Ian.
* **Homeowner Requests/Complaints/Violations**
  + As of the distribution of these minutes, there are several potential violations that will be decided upon at the October Board meeting.

Meeting Adjourned at 8:55 pm Next Board Meeting: Tuesday, Oct 18th 7:00 PM EST via Zoom