

Elk Run Townhouse Homeowner's Association

BOARD OF DIRECTORS MEETING – GENERAL OPEN SESSION

Monday, September 23, 2024, at 2:30 p.m.

Approved Meeting Minutes

Board Members Present: Rodney Holmes, Deborah Shepard, Nora Mandel, Celisa Manly

Board Members Not Present: None

HOA Management: Christy Lang
(HOAMCO Management Group)

Homeowners Present: 9 homeowners present

Call to Order

- The meeting was called to order by Rodney Holmes, President at 2:38 p.m.
- The secretary, Celisa Manly, established quorum with four board members present.
- Discussion of the Trip Hazard Report with Samantha Perkowski of Precision Concrete was tabled to the October 21, 2024, meeting as Ms. Perkowski was unable to attend.

Meeting Minutes

- No minutes were presented due to a lack of quorum at the June 24, 2024, meeting.

Management Report

- Roofing: The roofing engineer has completed the assessment. A report is expected the week of September 30, 2024.
- Deck work: Approved deck work is scheduled to begin on September 30 and estimated to require approximately 2 working days per deck.
- Nominations for the open board positions will be distributed to homeowners the week of September 23, 2024.

Financials August 2024

- August 2024 financials were provided and are available on the website elkruntownhomesflg.com
- A budget working session is scheduled for Monday, October 7, 2024 via Zoom. Homeowners are welcome to attend.

Community Updates

- Community Loan Discussion
 - Rodney Holmes and Nora Mandel reported on preliminary discussions of a \$3.2M loan to fund community improvements.
- Community Maintenance Schedule
 - The Community Maintenance schedule is in development. The board recommends a community representative be on-site at walk-throughs. The representative does not have to be a board member.
- Community Landscape
 - Deborah Shepard presented the results of the arborist's tree trimming recommendations. Dead trees and limbs that could cause damage will be removed as soon as possible. Deciduous tree trimming will be scheduled until the trees' natural dormancy.

- Parking Passes
 - The board discussed parking passes, parking signage, and towing requirements.
- 2025 Meeting Schedule
 - As is normative for this association, the Board will not meet between November and January. The Board will meet monthly beginning in February 2025.

Open Forum/Q&A

- Karen Enyedy of 2305 N Whispering Pines suggests board meetings be recorded via Zoom.
- Maureen Pisano of 2360 N Whispering Pines suggests snow plowing go all the way to the curb.
- Karen Barron of 2466 N Whispering Pines notes non-compliance with community standards in specified units.

Next Meeting – Monday, October 21, 2024, at 3:00pm Via Zoom

Adjournment - There being no further business the meeting was adjourned at 3:35 p.m.

Summary of Executive Session: Discussion included accounts in arrears, compliance issues, and landscaping.

Minutes submitted by: Celisa Manly- Recording Secretary for the Association.