Summerlyn

**Board of Directors Meeting**

02/12/2020 @ Tom Laboda's home

ATTENDEES

*The meeting began at 6:35 pm*

Ben  
Jason

Paul  
Tom  
Chris  
Jacqueline  
Stephanie  
Shawn

**Old Business**

1. Reserve study was done in 2019   
 - Recommend $30k/year added to reserves - raise dues every other year - 2021?  
 - Currently at $11k in reserves for 2020  
 - Study is published on the website

2. Still have concerns about the greenway prior to the town taking it over  
 - Drainage and grading (Chandler's Ridge hump will be biggest ADA compliant concern) before town will take over

3. Pool water level seems to have been remedied. Contractor scheduled to come every two weeks during off-season?

**New Business**

1. Organization Roles: 2 people @ 3 years; 3 people @ 2 years; 2 people @ 1 year

**President** - Tom Loboda (2 years left)

**Vice President** - Chris Webber (2 years left)

**Treasurer** - Jacqueline Draughn (1 year)

**Secretary** - Stephanie Lanier (3 years)

**ARC** x3 - Joe (1 year), Paul Rosalas (2 years), and Shawn Lovins (3 years)

2. Committees:

**Beautification Committee** - Steph/ Chris backup

**Social and Community Outreach** - Steph/ Tom backup

**Pool and Swim Lessons** - Chris/ Paul backup

**Website** - Tom

**Landscaping** (RRR landscaping/ Robbie) - check with Adams homes about common areas - Shawn/ Chris backup

**Yard of the Month** - Jacqueline/ Steph backup

**Sonitrol** - Shawn/ Tom backup

**Adams Homes** – Paul/Joe backup

3. Attorney Transition (possible candidates):

- Black, Slaughter, and Black or Brownlee, Whitlow, and Praet

4. Pool:   
 - Unpaid dues hearings will be conducted 30 days prior to the pool opening (April)  
 - Leak is pretty significant and working to remedy it with AquaTech  
 - $12k electrical concern - exit lights are out, etc.  
 \* *Shawn is in electrical sales - can look at panel and look for bids*

- Handrail continuity and conductivity problem - need to anchor down, etc.  
 - Chris and Paul to be POCs with AquaTech

**Action Items**

1. What the developer needs to look at and/or complete via our attorney:

- Greenway condition per reserve study  
 - Better understanding on how to mitigate greenway items  
 - Pool lamps not working – quality concerns need addressed ($8k in lights that don't work)  
 - HOA needs reimbursed for landscaping work we have done on developer's land - Robbie needs to provide a breakdown of costs  
 - Property erosion concerns onto the greenway. Did they use HUD funds? If so, developer is responsible. **low priority** - Silk fencing needs removed after construction completion  
 - Developer needs to complete roadways

Next Meeting: *March 10, 2020 @ 6:30pm – Chris' home*