

Summerlyn HOA Board of Directors Meeting

08/24/2020 - virtual meeting via Zoom

The meeting was called to order at 6:34pm

ATTENDEES

Tom

Chris

Jacqueline

Stephanie

Shawn

Kristie

Paul

Shana

1. **Financial Meeting with Shana from WD**

- The Board had questions pertaining to the shortage on the account:
 - ❑ Pool service agreement and other seasonal items (bills) sway the account in the summer months. WD budgets for a year, so the fluctuation in funds is tighter during this time. Sept/Oct. The Aquatech bill will no longer be a monthly hit so the account will even out.
 - ❑ There was slightly less in the operating account in 2020 due to transferring additional funds into the reserve account at the beginning of this year.
 - ❑ Shana said we need \$8k for this months bills and currently have \$7k in operating. The Board **voted unanimously** to transfer \$10k from reserves to pay said bills (will put monies back into reserves later in the year.)
- Questions in regards to neighborhood violations:
 - ❑ The board asked if the postage can be charged back to residents when they receive a violation. Shana will speak with her manager about this as she was unsure of the proper protocol.
 - ❑ It was noted that we can only charge a percentage for a late fee versus a flat rate, as this was written into the original covenants. Shna mentioned sharing the WD website with residents and reminding them to sign up for e-statements and electronic payments. This would lower late payments and make it easier for residents to see their bills and other information.

- ❑ Parking violations have been a concern lately - Paul brought up a concern in The Orchards: some residents violating the parking rules and neighbors are unable to leave their driveways/drive down the street. A hearing for parking violations will be determined and held within the next two months.
- Shana and the Board completed a rundown of the most current Aging Report.
 - ❑ Homes that are currently behind on dues will be called to a hearing within the next month.

2. Old Business

- Chris met with the developer and manager of the company that took out the silt fencing. Ruts will be attended to once the weather clears and rocks will be replaced. Also, they will be checking over in the Orchards to make sure the fencing was removed as well.
- Chris and Shawn met with Will and received a quote for pool repairs:
 - ❑ Estimate is close to \$40,000 - this will be discussed in more detail in September.
 - ❑ It was suggested that we add an extra assessment to help pay for pool repairs in 2021.
 - ❑ It was also mentioned that a separate pool repair budget and greenway repair budget be added as separate line items for 2021.
- Need to finalize details on the pool party/back to school idea for 9/12.
 - ❑ Chris spoke with Will and Shana and they stated that we need to wait until October to have the movie night due to Covid.
 - ❑ We plan on having an end-of-season pool party/back-to-school bash. Pizza will be served.
 - ❑ Steph lost connection - will speak with the group via Slack to finalize details.
- Paul will be in contact with the town to get a study completed for a possible crosswalk from Oak Alley to the Orchards. A small sidewalk would need added by Summerlyn - cost is around \$3k.
 - ❑ Paul will also contact Shana's contractor who put in the pool sidewalk to compare quotes.
- We will discuss the greenway/Grifols updates (Tom will be meeting with our Grifols contact soon) and rental cap updates in September.

3. **New Business**

- Many homes that back up to the greenway have not been mowing to the end of their property line - Triple R has been doing it as a convenience. The Board voted to send homeowners letters (not fines) reminding them that they must mow their own property.
 - ❑ Update via Slack after the meeting: Paul will obtain the parcel map and walk with Robbie to note personal property vs. common area/Summerlyn responsibility.
- Shawn brought up the amount of new roofs in the neighborhood. Residents must obtain ARC approval prior to obtaining a new roof.

4. **Committee Updates**

- No major updates from the committees at this time.
 - ❑ It was mentioned that the yard sale was a large success - residents mentioned it was one of the best they had.

5. **Action Items**

- **Tom** - Continue to speak with the contact at Grifols about a greenway partnership.
- **Paul** - Continue to speak with DOT about the crosswalk and possibly contact the neighboring HOA about a sidewalk on the Orchards side.
- **Steph and Tom** - Contact the attorney about an update on the rental cap.
- **Jacqueline** - Speak with Shana about the balance sheet and receive a detailed explanation about what each section refers to.
- **Steph** - Talk to the neighbor about a future community clean-up day.

The next HOA board meeting has been scheduled for Tuesday, September 22nd, at 6:30pm.

Meeting concluded at 8:26pm.

President - Tom Loboda

Vice President - Chris Webber

Treasurer - Jacqueline Draughn

Secretary - Stephanie Lanier

ARC - Paul Rosalas, Shawn Lovins, and Kristie Linder

Beautification Committee - Steph/Chris

Social and Community Outreach - Steph/Tom

Pool and Swim Lessons - Shawn/Chris

Webmaster - Tom

Landscaping (RRR landscaping/ Robbie) - Shawn/Chris

Yard of the Month - Jacqueline/Steph

Sonitrol - Shawn/Tom

Adams Homes - Paul

Parking Committee - Steph/Kristie/Paul