

Meeting Info

Topic:	Monthly Board Meeting
Date:	3/30/31
Time:	6:30pm
Location:	Zoom
Minutes By:	Mary Johnson

Participants

	BOARD:		OTHER ATTENDEES:
x	Ted Frederick		Chris Vasilas
x	Mary Johnson		
x	Antonio Moore		
x	Vivian Pemberton		
x	Rich Warren		

Opening

Call to order	Quorum present, called to order at 6:31pm
Approve or amend minutes from last meeting on [2/23/21]	MOTION to approve minutes; seconded & passed unanimously

Agenda

<ul style="list-style-type: none"> Property Management 	Rich/Ted received a few bids from property management companies that varied in pricing. More vetting needed. Board to provide list of items we would want PM to handle. Need to have list and bids for next meeting.
<ul style="list-style-type: none"> Landscape Committee 	Landscape committee was in favor of special assessment. Backflow testing passed. Rich has gathered several bids for landscaping, needs another month to review and further analyze.
Electrical	Need three box replacements and concrete blocks. Unclear on which voltage is correct and if it is considered residential or commercial. Should replace junction boxes as well. We need to obtain permit. Rich needs two weeks to determine contractor. Board decided we should just cut down oleanders, they will grow back. Ted will move his.

Finance Report

Dues	35 delinquent owners, notice going out 4/1/21. Use process server recommended by Chris Mathers, \$45.
Reserve Fund	Chris/Vivian went to bank to set up small reserve fund. Evaluate in July after priority items covered how much to maintain.
Audit	We are due for annual audit.

Committee Briefings – Architecture

Policies	Need to solidify rules on paint colors to avoid appearing to selectively reinforce.
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Committee Briefings – Social

Next meeting 3/31	
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Homeowner Issues/Requests

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Items Tabled for Future Discussion

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Closing

Next meeting	4/27/2021
Meeting end	Adjourned 8:00pm

Next Meeting

Topic:	AGENDA TBD
Date:	4/27/21

Time:	6:30pm
Place:	Zoom

