

*Williamsburg Plantation Homeowners Association (HOA) Board of Directors (BOD) Minutes  
of the Monthly Meeting  
February 13, 2023  
6:00 PM*

**Location of Meeting:**

Williamsburg Plantation Pavilion

**Present at Meeting:** Carol Banks, Greg Engler, Kimberly Walrod, Gwendolyn Slade, Judy Badgett, Charity Hurlburt

**Not Present:** Kammie Garr, Victor Longoria

The regular meeting of the Williamsburg Plantation HOA Board of Directors was called to order at 6:04 PM on February 13, 2023, by Carol Banks.

**I. Agenda**

The agenda for the meeting is to discuss any new neighborhood information to include delinquencies, website, improvements, and any new information the Board addresses.

**II. Review of Previous Minutes**

Minutes from previous monthly meetings on January 9, 2023, were approved by the Board.

**III. Consideration of Old Business**

1. Delinquencies: The Board discussed the current delinquencies and realized that many of the current past due accounts are from the current dues, and it is expected that they will be paid and current soon. The Board will discuss with law firm about getting the years-late accounts up to date and the ways to go about collecting on those accounts that owe thousands. Major back dues in the community need to be readdressed with law firm and confirm their actions to collect dues.

2. Website: The Board discussed options for official website. Current contract auto-renews or there is an option to buy out the contract to seek out other means of communication. The Board discussed making and managing an official Facebook page that AGR would monitor. The current Facebook page is not an official HOA page but shows a regular stream of conversation with members making an official Facebook page a likeable option. It was also discussed to look at other HOA websites that are self-maintained to see if that was a favorable option.

3. Improvements: Community improvements in fencing and other common area repairs were presented to the Board for approval.

**IV. Consideration of New Business**

1. Community events were discussed. Previous years there have been HOA events and the Board discussed the need to plan ahead of time and gather community members that would like to be involved to get these events planned in a timely manner. Typical yearly events include a Fall celebration, a Winter/Holiday celebration, and any others that would bring the community together.
2. The board approved a request for usage of the Pavilion and identified areas of the Pavilion request and ARCs that need to be revised for future use.

3. The Board discussed the need for an upcoming audit. Audits are very expensive but are a necessary expense for checks and balances. By-laws dictate that 3 people oversee the audit. The Board discussed how often we'd like to conduct a regular audit so as not to get too far behind, making it easier to complete each time.

#### **V. Agenda and Time of Next Meeting**

The next meeting is scheduled for Monday, March 13, 2023, at 6:00 PM at Advantage Gold Conference Room.

The meeting was adjourned at 7:30 PM by Carol Banks.

Minutes submitted by Kimberly Walrod.