

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

**Location of Meeting:**

Advantage Gold Conference Room

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

**Not Present:** Victor Longoria

The regular meeting of the Williamsburg Plantation HOA Board of Directors was called to order at 6:01 PM on March 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 February 13, 2023, were approved by the Board.

**III. Consideration of Old Business**

1. Official HOA Website: Board agreed to not renew current website contract- it is up for renewal in December and the Board is being proactive in making sure that it is not renewed. Letter is being drafted to discontinue contract at the end of term. The Board discussed looking at Carolina Forest's HOA page to compare.

2. Park/Pavilion Rentals: Biggest complaint with sports teams renting out the park for games/events is the traffic that clogs Williamsburg Parkway. The Board discussed changing wording on Park Reservation Form to reflect \$50 refundable deposit because it currently reflects it as a fee/charge. The Board wants to propose a charge for rental of the park and pavilion for events at the next annual meeting to members. The Board also has concerns over the liability should something happen on the property that causes injury not specific to the games (such as an accident on the playground or in the parking lot, etc). We're double-checking wording on the form to make sure it releases our liability and checking park signs for wording to reflect private property. The Board discussed having keys to allow for any Board member to unlock doors when events are reserved.

3. Improvements/Repairs: Light on Kensington and fence by retention pond on Oleander were checked for completion. There was a delay in the retention pond fence because there was trouble locating green waxed fencing. Fence on Hudson with holes from dog damage.

**IV. Consideration of New Business**

1. Setting up a 5:00 Zoom meeting with Thomas Wolff to discuss delinquencies and our plan of action to collect on seriously delinquent accounts. Date TBD.
2. Audit- Judy can look into quotes for audit. Last audit was started in 2018 and never completed due to the rising cost. Board needs to decide how far back to go, 3-5 years.

3. BUA forms to be updated to include each Park's BUA so that the max BUA is obviously stated both for the requesting member and for the Board to quickly approve/deny according to the limits. The Board can also discuss edits needed on the form.

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

The next meeting is scheduled for Monday, April 10, 2023, at 6:00 PM at Advantage Gold Conference Room.

The meeting was adjourned at 6:47 PM by Carol Banks.

Minutes submitted by Kimberly Walrod.