

***Williamsburg Plantation Homeowners Association (HOA) Board of Directors (BOD) Minutes  
of the Monthly Meeting  
April 10, 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, Victor Longoria

**Not Present:** Kammie Garr

The regular meeting of the Williamsburg Plantation HOA Board of Directors was called to order at 6:03 PM on April 10, 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 March 13, 2023, were approved by the Board.

**III. Consideration of Old Business**

1. Last week the Board met virtually with Thomas Wolff of Ward & Smith to get a better understanding of the delinquency process. The Board is comparing their services to the services provided by Law Firm Carolinas:

- no money up front
- 15 day demand letter from Advantage Gold to mailing address, permanent address, and/or GIS address (all three if different)
- lawyer gets involved
- total of 45 days waiting for lawyer process
- lawyer pursues lien

The Board wants law firm to address all delinquent accounts other than the 1 year accounts (longer than 1 year delinquent)- 1 year accounts will get Advantage Gold delinquency letter.

2. Board received no response about dog-damaged fence on Windham.

- set up hearing with homeowner to settle

3. Common area fence that backs up to home on Lincolnton (St. James Park) will be repaired to critical parts rather than complete replacement.

4. The Board approved ARC for solar panels. Requested BUA figures from another homeowner for a concrete extension.

5. Light at Kensington Park sign (entrance light) to be replaced

6. Judy contacted 5 CPAs about holding an audit. No one will perform the audit due to the cost and time. The Board discussed with Charity that Advantage Gold performs spot checks to help keep things in check. The Board has discussed an audit committee, but it has been very challenging to get community members to commit to any committees that we have presented previously. To help spread the

word about committees and their need, the Board plans to post the committees along with their members on our new website and Facebook page (once up and running).

#### **IV. Consideration of New Business**

1. ARC to be updated with correct address for correspondence as well as better BUA information.
2. Pavilion contract to be updated to reflect only a deposit and not a charge for Pavilion usage as well as clear wording on no return of deposit should Board need to clean up any trash or debris after an event. Address on pavilion contract also needs to be updated to current Advantage Gold address.
3. All Board members provided keys to kitchen/storage to allow for us to open up facilities when pavilion is reserved for events.

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

The next meeting is scheduled for Monday, May 8, 2023, at 6:00 PM at Williamsburg Plantation Pavilion.

The meeting was adjourned at 7:09 PM by Carol Banks.

Minutes submitted by Kimberly Walrod.