

*Williamsburg Plantation Homeowners Association (HOA) Board of Directors (BOD) Minutes  
of the Monthly Meeting  
June 5, 2023  
6:00 PM*

**Location of Meeting:**

Williamsburg Plantation Pavilion

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

**Not Present:**

The regular meeting of the Williamsburg Plantation HOA Board of Directors was called to order at 6:00 PM on June 5, 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 May 8, 2023, were approved by the Board.

**III. Consideration of Old Business**

1. The Board wants clarification from the law firm that we are approving solar panels correctly. Communication being sent out to make sure we are approving appropriately under the by-laws and restrictive covenants of WP.
2. The Board approved the A+ quote for new caps on fence posts. The quote includes 17 new vinyl caps.
3. The Board approved “No Parking On Grass” signs with sleeves for our park.
4. The Board is seeking clarification on the liability that the HOA would face for all events at the pavilion. Insurance is part of the requirement for holding events at the pavilion, but we want to make sure that the Williamsburg Plantation is not held liable should an accident occur during a scheduled and reserved event at the park and pavilion.

**IV. Consideration of New Business**

1. Pavilion- The Board wishes to have the locks changed due to extra keys potentially being out from previous boards. The Board agreed that for the well-being of the community it is in the best interest to have locks changed and keys issued and checked out so that there is clarity on who is in possession of keys to our concessions.
2. The Board feels that the park sign should be moved to a more visible location since the trees around the current placement of the sign block it from view.
3. A new security system with Wifi would be beneficial for our park. The Board will seek out

quotes for wifi-enabled security systems to better serve our park and pavilion.

4. Access to the bathrooms at the pavilion have been an ongoing issue and the Board is trying to find a solution to allow access to our community members while keeping them safe from vandalism and destruction that we've experienced in the past. We are in discussion on the best options to allow them to be opened during the day.

5. We are seeking a quote to have the fence stretched at the dog park.

6. The Board would love to see our park and pavilion used for events throughout the year. Such events can include a fall festival, trunk-or-treat, movies in the park, winter celebrations, etc. With community involvement and the help of community members, we have seen some great events held in the past and would like to get these events up and running again.

7. In order to conform to the duties of regular meetings and obligations expected of each board member, the Board voted to remove one board member that was unable to participate regularly within the expectations and obligations of serving on the Board. No other changes to the Board or its members to include officers and members-at-large are impacted.

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

The next meeting is scheduled for Monday, July 10, 2023, at 6:00 PM at Williamsburg Plantation Pavilion.

The meeting was adjourned at 7:00 PM by Carol Banks.

Minutes submitted by Kimberly Walrod.