

**Williamsburg Plantation Homeowners Association (HOA) Board of
Directors (BOD) Minutes of the Monthly Meeting
April 12, 2022
6:00 PM**

Location of Meeting:

The Pavilion, Williamsburg Plantation

Present at Meeting: Greg Engler, Victor Longoria, Carol Banks, Gwendolyn Slade, John Jacobs, Kathy Gee, Virtual on Teams: Kimberly Walrod, Charity Sessoms (AGR)

Not Present: N/A

The regular meeting of the Williamsburg Plantation HOA Board of Directors was called to order at 6:02 PM on April 12, 2022, by Greg Engler. Greg opened the meeting up to a homeowner who had submitted a request to bring in a dumpster to allow the neighbor to bring in items they wanted to get rid of. The board had voted against this request because the city provide this service. The homeowner has just recently moved back into the community; and, was not aware of some of the city services. The homeowner was appreciative of the feedback from the board and will look to do other events in the community.

I. Agenda

The agenda for the meeting is to discuss the budget, fence repair, bathroom locks, and any new business brought up by the board members.

II. Review of Previous Minutes

Minutes from previous monthly meetings on March 7, 2022 were approved by the board.

III. Consideration of Old Business

1. The fence repair is on hold due to cost. Repairs may be done on a case by case bases. An estimate will be submitted for the cost to replace fence panels; and, the estimate will be approved by the board before the repair work is done. A large part of the HOA budget has gone to fence repair

2. The soccer field was treated for fire ants. It was a one-time treatment.

3. The board is still looking at the best way to open the bathrooms at the Pavilion to allow the homeowners access. Access was changed before due to damage. More to follow.

IV. Consideration of New Business

1. The board received an estimate for a new locking system for the bathrooms at the Pavilion. The board voted to put new locks on hold; and, come up with alternates

ways to allow homeowners access.

2. A new traffic study was conducted in the neighborhood. The board has not received the results of this study. Based on the last study that was conducted, the average speed in the neighborhood was 25/30 mph. This is considered acceptable in a residence area.

3. Advantage Gold Realty will send out delinquency letters to homeowner that are late or behind on their HOA Fees.

4. Board members has questions about the contracts that are being paid; so, the board will focus on contracts at the next meeting.

5. Homeowner on Lincolnton Court submitted an ARC to put a shed in their back yard. The shed will not be placed on concrete; so, it does not affect their BUA. The ARC was approved by the board.

V. Agenda and Time of Next Meeting

The next meeting is scheduled for May 12th, 2022 at 6:00 PM at the Pavilion.

The meeting was adjourned at 7:39 PM by Greg Engler.

Minutes submitted by Carol Banks.