

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

Location of Meeting:

The Pavilion, Williamsburg Plantation

Present at Meeting: Greg Engler, Carol Banks, Gwendolyn Slade, John Jacobs, Kimberly Walrod, Victor Longoria

Not Present: Kathy Gee

The regular meeting of the Williamsburg Plantation HOA Board of Directors was called to order at 6:08 PM on July 12, 2022, by Greg Engler. The meeting started with a homeowner appearing in person to plead his case after a homeowner submitted a complaint about him having an above ground pool in his back yard. The president explained to the homeowner that per the restricted covenants, above ground pools are not allowed. It was explained that a previous board had the lawyers clarify what constituted an above ground pool; and the lawyers' clarification at that time was any pool including a bird bath was considered an above ground pool and is not allowed. The board decided to have this reviewed by the lawyer and a response would be provided to the homeowner.

I. Agenda

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

II. Review of Previous Minutes

Minutes from previous monthly meetings on June 15, 2022, were approved by the board.

III. Consideration of Old Business

1. No changes from last month meeting on fence repair. It will continue to be repaired on a case-by-case bases due to cost. A board member will go around the neighborhood and access the fence and take photos of damaged areas to help the board prioritize the work.

2. The board is still looking at the best way to open the bathrooms at the Pavilion to allow the homeowners access. This is still ongoing. There is no solution to this issue yet.

3. The new contract was received for Jackson's Lawn and Landscaping. The board reviewed the contract and recommended minor changes for clarification. There is an increase in price for their services. The board is waiting for a modified version and as well as the reason they have stopped cutting the grass.

4. The board has made some recommendations that would add to the scope of work for A+ Maintenance and it would increase the number of days of their maintenance service. The board is looking at reach out to A+ Maintenance to see what the increase in cost for them would be to open and secure the bathrooms at the pavilions and increase the numbers of days they are cleaned. No decision will be made until the board know what the cost would be if A+ Maintenance would be interested in the additional work.

5. The board is working with AGR to schedule a virtual meeting with a law firm. This meeting is to allow board members to ask questions and hear directly from the lawyer about their procedures on collections and their cost. This is just an informational meeting. The board will weigh all their options before voting to make a change.

5. A few board members would like to offer other companies the opportunity to bid on the contracts to make sure we are getting the best deal that works for our community. They would like to know the process and how we would reach out to solicit interest. There was also a discussion to have two board members sign all contract to avoid a conflict of interest; but all contracts will be reviewed and voted on by all board member before it is signed.

IV. Consideration of New Business

1. Due to the hearing at the start of this meeting, some board members wanted to discuss the issue of above ground pools. Some board members think some inflatable pools should be allowed; and inquired about what it would take to change the restrictive covenants or by laws. The discussion was tabled for now, because the board would like to get input from the homeowners. There is a chance it may be a topic at the HOA Annual Meeting in November. The board would like to establish a committee or a special counsel outside of the board to review the by-laws for changes. This committee would present their ideas to the board and the board would make the decision.

2. The board discussed ways to get information out to homeowner for the annual meeting. Since a notice about the annual meeting and the annual assessments must go out to all homeowners at least 30 days prior to the meeting, the board could include a flyer to solicit ideas from the homeowner on changes they would like to see made. They could mention those ideas at the annual meeting.

3. The next contract about to expire is A+ Maintenance. Board members need to submit comments on the contract such as what they would like to see in a detailed scope of work.

4. The budget is an ongoing discussion. The budget for the next year needs to be done. Items to consider in the budget is the sediment pond and the retention ponds. The board will have to consider increasing the operating budget due to inflation. The board must consider the number of delinquencies we have from homeowners not paying their annual assessments. The board is trying to decide whether it is best to reconcile the budget quarterly or monthly to have the best handle on the expenses.

5. The board discussed having the Fall Festival this year on 29 Oct 2022 from four o'clock – six o'clock PM. It had been cancelled the past two years due to COVID-19. More to follow on this as we work to get vendors to participate.

V. Agenda and Time of Next Meeting

The next meeting is scheduled for July 22, 2022, at 6:00 PM at the Pavilion.

The meeting was adjourned at 7:57 PM by Greg Engler.

Minutes submitted by Carol Banks.