

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

**Location of Meeting:**

The Pavilion, Williamsburg Plantation

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

**Not Present:** Victor Longoria

The regular meeting of the Williamsburg Plantation HOA Board of Directors was called to order at 6:14 PM on May 12, 2022, by Greg Engler.

**I. Agenda**

The agenda for the meeting is to discuss contracts, 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 April 12, 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. Board members has questions about the contracts that are being paid; so, the board will focus on contracts at the next meeting. This is ongoing to give board members time to review all the current contracts.
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. A few of the board members inquired about what areas Jackson's Landscaping cut. The president explained that the Landscaping Contractor cut the communal areas down Williamsburg Plantation and Western Blvd. They also cut around the retention pond and the grass area between Williamsburg Place Apartments and the fence behind the homes on Richmond Dr. on the side that backs up to the apartments. The contract must be reviewed for any other areas. A Swell that is on a homeowner's

property is the responsibility of the homeowners to keep the grass cut. If the swell is located on more than one homeowner property, each homeowner is responsible to keep the grass cut on the side of the swell that is on their property.

2. The President of the board drafted a letter for the board to review and approve to send out to all the homeowners. The letter was to remind the homeowners of some of the rules and regulations in the covenants that cover trailers or RV on the street or on your property and some of the major complaints by homeowners.

3. The board started a discussion about looking into getting a cost estimate to change the type of mulch under the swing area. The board would like to look into a more permanent type of material such as that in the playground area at the Commons.

4. Homeowner on Sidney Lane submitted an ARC to have solar panels installed on the existing roof. The ARC was approved by the board.

5. Homeowner on Lincoln Ct submitted an ARC for the installation of a semi-inground pool. This ARC was disapproved since per the covenants, only inground pools are allowed.

6. Homeowner on Ravenscroft Way submitted an ARC to enclose the covered patio with glass. The ARC was approved by the board.

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

The next meeting is scheduled for June 15, 2022, at 6:00 PM at the Pavilion.

The meeting was adjourned at 7:52 PM by Greg Engler.

Minutes submitted by Carol Banks.