

**Williamsburg Plantation Homeowners Association (HOA) Board of
Directors Minutes of the Monthly Meeting
August 17, 2021
6:00 PM**

Location of Meeting:

The Pavilion
Williamsburg Parkway, Jacksonville NC

Present at Meeting: Greg Engler, Victor Longoria, John Jacobs, Carol Banks, Kathy Gee, Kimberly Walrod, Collette Boyd

Not Present: N/A

The regular meeting of the Williamsburg Plantation HOA Board of Directors was called to order at 6:05 PM on August 17, 2021, by Greg Engler.

I. Approval of Agenda

The agenda for the meeting was distributed and approved by the board.

II. Review of Previous Minutes

Minutes from previous meeting on July 1, 2021, was approved by the board.

III. Consideration of Open Items

1. Contract for A+ Maintenance was received. Waiting on contract from Jacksons.Lawn and Landscaping
2. The Park signs are falling apart. The Board President meet with Vital Signs to discuss having new signs done. Pending quote.
3. Budget needs to be drawn up. Charity (AGR) will draw up the budget.
4. Some board members are inquiring whether images or photos from the security system can be posted on social media sites to help with identification of vandalism in the park. Will check with the lawyers to see if there would be any legal ramifications. Motion was made and approve for authorization to talk to the lawyers. Waiting on response from lawyers.
5. The board would like to investigate having the area behind the storage building cleared out to prevent people from hanging out in those areas without being seen. This would consist of the thick underbrush in the area. Checking to see if there is a liability to have people volunteer for community service credit. They may have to sign a waiver.
6. Trash Cans: The board voted to have a new trash can added by the kiddie park; and one by the pavilion. This has been completed.

7. Homeowner on Lincolnton Court has added new concrete to extend their driveway. ARC was recently submitted; but, was incomplete. The homeowner was missing the BUA and a plot map. ARC will be voted on once all required information has been submitted.

8. Motion was made and approved to spend \$475 to purchase kick plates and latches for the doors and locks for inside the bathrooms at the pavilion. Waiting for purchase to be done and the installation done.

9. The board vote to make the signs early for the annual meeting on November 6, 2021. Waiting on the signs to be made.

IV. Consideration of New Business

1. Homeowner on Ellington Pl laid new concrete on their property without submitting an ARC for approval. The homeowner was advised by the board to submit an ARC. ARC still has not been submitted. The allotted BUA for Regency Park is 3000. Homeowner is subject to removal of concrete over the allotted BUA and or fines.

2. ARC submitted by homeowner on Lincolnton Ct. to add a 372 sq. ft. wood deck with rails in the backyard. The wood deck will not be attached to the foundation. The ARC was approved by the board.

3. ARC submitted by homeowner on Albany Dr. to add a garden shed in the backyard. ARC was missing BUA information. ARC will be voted on once all required information has been submitted.

4. ARC submitted by homeowner on Tyler Ct. to add a 12 X 12 shed. The ARC was approved by the board.

5. A homeowner has volunteered to do a newsletter for our community. The newsletter will be posted on the website. The first one will include information on the ARC and the rules regarding trailers on the street and on your property.

6. A section of the fence on Williamsburg Parkway that backs up to the property of a homeowner on Hudson Ln. must be replaced as soon as possible. A+ Maintenance needs to be contacted to replace this section of the fence.

V. Agenda and Time of Next Meeting

The next meeting has been scheduled for Monday, September 13, 2021, at 6:00 P.M. at the WP Pavilion.

The meeting was adjourned at 7:35 PM by Greg Engler.

Minutes submitted by Carol Banks.