

**Williamsburg Plantation Homeowners Association (HOA) Board of
Directors (BOD) Minutes of the Monthly Meeting
August 22, 2022
6:00 PM**

Location of Meeting:

The Pavilion, Williamsburg Plantation

Present at Meeting: Greg Engler, Carol Banks, Gwendolyn Slade, John Jacobs, Kathy Gee

Not Present: Kimberly Walrod, Victor Longoria

The regular meeting of the Williamsburg Plantation HOA Board of Directors was called to order at 6:08 PM on August 22, 2022, by Greg Engler. The meeting started with the President presenting flowers and a certificate of appreciation to Mrs. Collette Boyd. Mrs. Boyd is a homeowner that has served on the board for many years and if she was not on the board, she served on the beautification committee. She was instrumental in getting the crape myrtles on the Western Blvd side donated to our community. She put together the Christmas event last years and the Christmas art contest the year before as well as overseeing putting out wreaths and lights on the park signs. Collette is no longer able to volunteer. The board thanked her for all she has done; and, wished her well. She will be missed.

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 July 12, 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 new contract was received for Jackson's Lawn and Landscaping. This contract was approved by the board for two years.

3. Board members that could attend had a virtual meeting with a law firm on July 20, 2022, at 5:30 PM. Board members were able 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; as well as get input from the homeowners.

4. The budget is an ongoing discussion. The treasurer will get with AGR to get data to start building the budget.

5. The board is still making plans to have the Fall Festival this year on 29 Oct 2022 from four o'clock – six o'clock PM. More to follow on this as we work to get vendors to participate.

6. The discussion on pools is still tabled for now. It may be brought up at the annual meeting.

7. 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. Contract expires November 2022.

IV. Consideration of New Business

1. The board had to pay A+ Maintenance to clean up a tree that fell during a storm on Williamsburg Parkway.

2. Five board members attending a meeting with the Jacksonville Mayor and city officials on 10 Aug 2022 on the park that will be built on the property the city bought at the end of Western Blvd Extension. City officials may be invited to the annual meeting to provide information to the homeowners. This project may take years to complete.

3. The board is looking for a way to encourage homeowners that are delinquent in their annual dues pay their bill and stop or avoid costly legal action. Information may be included in the mailout with the annual meeting notification.

4. The board started discussion on getting signs to post in the community to announce the annual meeting.

V. Agenda and Time of Next Meeting

The next meeting is scheduled for September 13, 2022, at 6:00 PM at the Pavilion.

The meeting was adjourned at 7:07 PM by Greg Engler.

Minutes submitted by Carol Banks.