

**Williamsburg Plantation Homeowners Association (HOA) Board of
Directors Minutes of the Monthly Meeting
April 27, 2021
6:08 PM**

Location of Meeting:

The Pavilion, Williamsburg Plantation
Williamsburg Parkway, Jacksonville NC

Present at Meeting: Greg Engler, Jason Tooman, Carol Banks, Collette Boyd

The regular meeting of the Williamsburg Plantation HOA Board of Directors was called to order at 6:08 PM on April 27, 2021 by Jason Tooman.

I. Approval of Agenda

The agenda for the meeting was prepared for the Homeowner Annual Meeting scheduled for May 1, 2021 at 2:00 P.M.

II. Review of Previous Minutes

The minutes from the previous meeting were approved by the board.

III. Consideration of Open Items

1. The Homeowner Association Annual meeting was rescheduled to December 12, 2020; but, due to new COVID restrictions, the meeting had to be cancelled. The board voted to have the meeting on May 1, 2021 at 2:00 P.M. at the Pavilion. Letter with proxies were sent out and the signs advertising the annual meeting were posted.

2. All contracts need to be reviewed to see when they expire and for updates if needed.

3. Homeowners on Ravenscroft Way is still not in compliance with the BUA limits. There is still too much concrete on their property. Follow up letter need to be sent to homeowner. BUA allowance for Kensington Park is 3660 sq. ft.

4. Need to get an updated status on the lights at the Pavilion. They need to be replaced. The options were to get new 8 feet lights or go with 4 feet lights. The board has previously voted for the 4 feet lights.

5. ARC is needed for homeowner on Lincolnton Court for new concrete that was added without board approval. ARC must show concrete addition is below the BUA for St. James Park (2846 sq. ft). Concrete above the BUA must be removed.

6. Homeowner for home on Hudson Lane was contacted and will come inspect his home to correct covenant violation with his tenants.

IV. Consideration of New Business

1. Due to the Homeowners Annual Meeting, the Lacrosse leadership must be contacted to inform them that the field would not be available due annual meeting. Parking has to be dedicated to the homeowners. Lacrosse point of contact was contacted during the meeting and stated that the season was over. No issues.

2. Park Covenant – need to have Charity get with the lawyers to see if a covenant expires after so many years.

5. Due to the high cost of lumber, the board vote to delay major fence repairs until the fall.

6. The doors on the storage building need to be repairs or replacement. The doors are extremely hard to open. Need to get price quotes for repair or replacement.

7. A Homeowner whose home back to the fence on Williamsburg Parkway would like to be reimburse for fixing a section of the fence behind his home without notifying the board prior to fixing it.

V. Agenda and Time of Next Meeting

The next meeting will be the annual meeting on 1 May 2021 at 2:00 P.M.

The meeting was adjourned at 6:55 PM by Jason Tooman.

Minutes submitted by Carol Banks.