

**Williamsburg Plantation Homeowners Association (HOA) Board of
Directors Minutes of the Monthly Meeting
May 4, 2021
6:05 PM**

Location of Meeting:

The Pavilion
Williamsburg Parkway, Jacksonville NC

Present at Meeting: Greg Engler, Victoria Longoria, John Jacobs, Carol Banks, Collette Boyd, Kathy Gee, Charity Hurlburt (AGR)

The regular meeting of the Williamsburg Plantation HOA Board of Directors was called to order at 6:05 PM on May 4, 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 April 27, 2021, have been approved by the board. Minutes for the annual meeting held on May 1, 2021, will be submitted by Charity Hurlburt of Advantage Gold Realty.

III. Consideration of Open Items

1. All contracts need to be reviewed to see when they expire and for updates if needed.
2. 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.
3. Homeowner for home on Hudson Lane was contacted and will come inspect his home to correct covenant violation with his tenants. Homeowner has corrected the covenant violations.
4. Park Covenant – need to have Charity get with the lawyers to see if a covenant expires after 25 years. Pending response from the lawyer.
5. 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.
6. The Park signs are falling apart. The board is still looking to get a quote to have them replaced.
7. Mulch has been ordered for the flower beds; but there is a 2-to-3-week delay in getting it delivered.

IV. Consideration of New Business

1. Board position. There are 7 positions on the board: President, Vice President, Treasurer, Secretary, Member at Large (3).

The board voted the following board members to fill the positions on the board.

President – Greg Engler

Vice President – Victor Longoria

Treasurer – John Jacobs

Secretary – Carol Banks

Members at Large

Collette Boyd

Kathy Gee

Kimberly Walrod was voted to the board after the meeting.

2. Pools – Homeowners are still inquiring about above ground pools. No covenants in the HOA allows for above ground pools. Homeowners can only be approved for in ground pools. An ARC must be submitted.

3. Board member would like to look at new ways to allow homeowners to pay their homeowner association dues. Such as monthly deductions.

4. The board would also like to have changes made to the website. Recommendations will be made at the next board meeting on June 3, 2021, to compile and present to the webmaster.

5. Homeowner would like to meet with the board to explain his situation and why he is being charged incorrected for covenant violations. Meeting was scheduled for May 20, 2021.

6. Active Lien List – Need to get the active lien list to see if any liens are about to expire and get the financial information to the treasurer.

7. Urgent legal notices will be sent out Friday to homeowners that are delinquent in their homeowner dues.

8. Lacrosse organization has requested to use the field on May 8 from 9:00 to 11:00 A.M. and May 9 from 11:00 A.M. to 3:00 P.M. Board voted to approve the request.

9. Lacrosse organization has request to reserve the pavilion on May 21 for a Banquet from 6:30 to 8:30 P.M. Board voted to approve the request for the use of the pavilion and bathrooms.

10. Homeowner requested to reserve the Pavilion for a graduation party on June 5, 2021, from 2:00 to 8:00 P.M. Bathrooms are requested. Board voted to approve the request to use the pavilion and the bathrooms; but disapproved the use of personal grills due to liability.

11. Homeowner requested to reserve the Pavilion for a birthday party on June 19, 2021, from 1:00 to 4:00 P.M. The pavilion, concession area, and bathrooms are requested. Board voted to approve the request.

12. The alarm system at the pavilion needs to be replaced. The board is looking into the cost of a new system.

IV. Agenda and Time of Next Meeting

The next meeting will be the annual meeting on June 3, 2021, at 6:00 P.M. at the WP Pavilion. A hearing has been scheduled for May 20, 2021, to meeting with a homeowner that requested to meet with the board.

The meeting was adjourned at 7:25 PM by Greg Engler.

Minutes submitted by Carol Banks.