

**Williamsburg Plantation Homeowners Association (HOA) Board of
Directors Minutes of the Monthly Meeting
March 9, 2021
6:00 PM**

Location of Meeting:

The Pavilion, Williamsburg Plantation
Williamsburg Parkway, Jacksonville NC

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

Absent from Meeting: Collette Boyd

The regular meeting of the Williamsburg Plantation HOA Board of Directors was called to order at 6:00 PM on March 9, 2021, by Jason Tooman.

I. Approval of Agenda

The agenda for the meeting was to set a date for the Homeowners Association Annual Meeting.

II. Review of Previous Minutes

The minutes from the previous meeting have been 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. Get with Charity to have new letters and proxies sent out to all homeowners; and, have 2 large new signs made to be posted in the neighbor. One posted on Williamsburg Parkway, and one posted on Western Blvd.

2. All contracts need to be reviewed to see when they expire

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

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.

IV. Consideration of New Business

1. 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.

2. There have been several complaints from homeowners whose home back up to the park of kids hitting balls again the fence. Light damage done.

3. Lacrosse gear adrift. Need to contact the Lacrosse Leadership to ensure they secure their gear at the end of their practice or their games. Gear should be out secured to keep other from messing with or damaging the gear for the fence where the gear is staged.

4. Late fees need to be assessed to all homeowner accounts that are delinquent on paying their HOA annual dues. Letter will be sent to all delinquent homeowners.

5. Contact Jackson Lawn Service to treat for fire ants in all the flower beds around the park signs.

6. Complaints about a home on Fawn Trail with trash and debris all over the place. Homeowner will be contacted to clean up the area.

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

No date set for next meeting.

The meeting was adjourned at 6:30 PM by Jason Tooman.

Minutes submitted by Carol Banks.