

# Williamsburg Plantation, HOA

## Annual Meeting

December 3, 2022

- First meeting on November 5, 2022, quorum was not met. The second meeting on December 3, 2022 quorum was met.
- Meeting was called to order at 2:00 p.m. by the President, Greg Engler
- Introductions: The President introduced the Board of Directors and management company representative.
- State of the HOA: It was stated that now the price of wood has decreased in cost; there, the board will move forward with replacing fences again. The board is aware there are several panels that need repairs or replacement.
- New Business
  - A. Elections:
    1. Nominations from the floor: Victor Longoria
    2. Candidate Statements: current Member at Large, Kimberly Walrod introduced herself and stated she would like to stay on the board. Charity read two emails from two other candidates wanting positions that were not attendance.
    3. Call for Ballots: Ballots were collected by Member at Large, Kathryn Gee and counted by three volunteer members.
    4. 2022 Candidates:
      - Kimberly Walrod
      - Grant Luby
      - Kammie Garr
      - Judy Badgett
      - Victor Longoria (nominated from the floor)
    5. 2022 New Board Members:
      - Kimberly Walrod
      - Victor Longoria
      - Judy Badgett
      - Kammie Garr
    6. Positions will be discussed at the Board of Directors meeting, and they will be posted on the Advantage Gold Realty site and the Williamsburg Plantation website.
  - B. Committee Volunteers: The President discussed the following committee's that the association is need of volunteers. Architectural Review, Covenants Review, Neighbor to Neighbor, Community Events, Stormwater and Wetlands. All members who want to volunteer were asked to see the board after the meeting.

### C. Open Forum:

- It was asked when will the trees be trimmed so the residents do not have duck their heads while walking on the sidewalks. The President stated they scheduled to be trimmed soon and their contract states they do this twice a year.
- As the different committees were discussed, it was asked how often they meet. The committees can meet as they feel necessary and any business or requests, they must report to the board for action or assistance.
- Owners are inquiring about answers from the Mayor, Sammy Phillips, on his last visit to Williamsburg Plantation. It was stated there will be an open community meeting and when the board is informed, they will ensure the membership is aware so they can attend to address their concerns and questions. Charity also stated the board can have their association attorney attend the meeting to represent the association and speak on their behalf.
- A member asked what some of the responsibilities of Advantage Gold Realty are. While Charity could not explain all duties due to time, these are some that she discussed. Charity responded the following:
  - A. All accounts payable and receivable
  - B. Liaison between the membership and the board
  - C. Accept all ARC applications and send them to the board for approval and denial.
  - D. Assist with all community events
  - E. Correspond with all the vendors on behalf of the board.
  - F. Attend all annual meetings and board meetings
  - G. Prepare all letters of violations, hearings, meetings, announcements, assessments, (annual and quarterly)
  - H. Prepare the COA (certificate of assessment) for sellers, for closing
  - I. Transfer prior owners out of the system and add the new member to the system
  - J. Solicit bids for new vendors at the boards request
  - K. Prepare all financial reports for the board monthly and provide a profit and loss, budget and balance sheet to members who request them.
- There is a severe problem with speeding for those who reside in the neighborhood, those visiting along with UPS and Fed Ex employees. The board has already had a speed study done and they were not happy with the results, however, this was brought to the attention of the Mayor, Sammy Phillips when he attended the first annual meeting to discuss the

sports complex. Speed bumps cannot be installed due to the emergency vehicles not being able to get to those in need. The topic of speeding will be addressed more at the community meeting when the time comes closer with the sports complex.

- A member inquired about the widening of sidewalks; the president stated the sidewalks were installed at the measurements they were required so that is something they would not be able to do.
- The President's final remarks were informing the membership of the new board members positions and terms once they have a board of directors meeting. Once they have that information, it will be sent to Charity to post on Advantage Gold Realty's website and Williamsburg Plantation website.

Meeting Adjourned at 3:01 p.m.