

Williamsburg Plantation  
Annual Meeting 2021  
December 4, 2021, at 2:00 pm  
Williamsburg Pavilion

First meeting on November 6, 2021, was cancelled due to inclement weather and rescheduled for December 4, 2021, at 2:00 pm, Williamsburg Pavilion

Quorum was met with fifteen proxies and twenty-six members present. Forty-one total.

Meeting was called to order at 2:09 pm.

Introductions: The current Board of Directors introduced themselves to the members present at the meeting.

President's Report: The President, Greg Engler stated the following items:

1. Fencing: The fencing was put on hold for 2020 and most of 2021 due to Covid and the price of wood. The price of wood has slightly declined; so, the board has agreed to replace bad panels only and make repairs. Unfortunately, the board would love to replace all fencing at one time, but that would not be feasible. The fencing replacement and repairs also pertain to the retention pond fencing, white vinyl fencing at the park as well as the dog park fencing.
2. Landscaping: Along with the fencing, the board will be weeding all the flower beds and addressing the ant infestation around the trees and flowerbeds.
3. Collection of Unpaid Assessments: Liens were refiled on homes that were due to expire this year. At this time, no additional liens were filed, and the board will be looking into accounts and filing liens in 2022.
4. Retention Ponds: It was stated there is additional work that is needed for retention ponds as the association currently has nine ponds that are maintained with monthly inspections, maintenance, and fence repairs.
5. Streetlights: Board member, Collette has planned with the City of Jacksonville to install additional streetlights on Western Blvd. Extension in 2022.
6. Sports Complex: The President stated the City of Jacksonville will be building a sports complex at the end of Western Blvd Extension and this will also include walking trails. The board has already contacted the City Mayor by certified mail requesting an assessment of the traffic on Westmont Road, Williamsburg Plantation, and Western Blvd Extension to see about the feasibility of installing speed bumps due to speeding and the increase in traffic when this project is complete. Currently, there are speed signs placed to monitor the speeding throughout the neighborhood and this will be set up in three-month intervals. Once the three months is complete, the

board will be having a meeting with one of the officers from the Jacksonville Police Department to review the results. Finally, if nothing is done, the board will continue to fight on behalf of the community to have the speed bumps installed to protect everyone.

#### New Business

Election: Three positions were open, and the following candidates were:

1. Greg Engler
2. Collette Boyd
3. Carol Banks
4. Graham Libby
5. Gwendolyn Slade

Election Results for 2022 Board of Directors:

1. Greg Engler
2. Carol Banks
3. Gwendolyn Slade

Committee Volunteers: The President stated the importance of having volunteers. The most important is the ARC Committee and the beautification committee. Currently, there is no committee in place to approve ARC applications that are submitted for modifications. This is important to have because if the board denies an application, the owner has nobody to appeal the decision to, as the board makes the final vote. The beautification committee needs help with flowers at entrance ways, trees, requesting mulch to be added from the landscaping company and help with community events when needed. Any volunteers need to contact Charity at Advantage Gold Realty and she will contact the board.

Announcements:

1. Fencing: All trees growing over the community area fencing must be trimmed and cut back as it does cause fencing issues. If this is not rectified and the fence is replaced or needs replacement, there could be a possibility the owner will be responsible to pay for the fencing to be replaced. All dirt must be removed from the back of the fences as well. There is space needed for the water to drain when it rains. If the water cannot drain it will cause damage to the wood and potentially rot the wood. If the board finds that dirt caused the fence damage, they could be potentially responsible for the damage on communal area fencing. This also includes mulch at the back of the fence.
2. Ants: These will be treated around the trees and flowerbeds.

Questions:

1. HOA Assessment: It was asked if the annual assessment comes out of the owner's mortgage payment and Charity responded it does not come out of the mortgage payment. All assessments are paid directly to Advantage Gold Realty and membership statements are mailed to the owners. If an owner does not receive their statement, to please contact Charity and it will be emailed to the owner.
2. Complaint on people trespassing: An owner noticed there are people that are driving down a dirt road behind some of the residences homes and it is causing some concerns. The Jacksonville Police Department has been called and they have gone out there. Also, the Vice President has also went out there and noticed there are a lot of beer cans and debris. It was suggested to the board to have a community watch and a community officer to drive the neighborhood more. Also, the President stated that he will also reach out to the officer he is working with the on the speed limit and speed bump project in hopes that will help as well. It was suggested by a homeowner, that other homeowners should keep a detailed log of any suspicious activity they see in the neighbor. This information can be provided to the police.
3. Built Upon Area (BUA): Charity explained to the membership about the importance of the BUA and why it is requested for an ARC application. It was explained that if an owner does not have a survey done on their property, it is something an owner should invest in, however the board cannot make an owner get one for their property. All BUA will need to be calculated and Charity stated that she would have no problem helping the members find their BUA, but they will calculate it themselves. The management company or the board cannot calculate the owners current BUA. Charity stated that owners can find out their current BUA on the Onslow County GIS website and they will need to calculate their "OBY" and "Sketch" and what ever additional concrete was poured at the residence to obtain the current BUA. She encouraged owners to reach out to her for additional help about the process and how to calculate.

Meeting Adjourned at 2:52pm

Board of Directors will meet on December 9, 2021 at 6 PM at the pavilion to vote on board positions. The website will be updated with the new board members and their positions after this meeting.

Minutes approved by the board.