

Williamsburg Plantation HOA

Meeting Minutes

November 4, 2017

I. Call to order

President Emory Shaw called to order the regular meeting of the Williamsburg Plantation HOA at 10:16 on November 4, 2017 at Williamsburg Plantation HOA Pavilion with quorum met: attendance 69.

II. Introduction of Board

President Emory Shaw conducted an introduction of the board. The following members were present:

Emory Shaw – President

Kristen Fowler – Vice President

Amy Moore – Secretary

Lonnie Sprung – Treasurer

Jonathan Abenti - Director

The following members were not present:

William Luse – Director

Gary Grimes – Director

III. Emory Shaw gave President Report of the year

a) Capital improvements of the following:

1. 7 retention ponds
2. Fences in 4 different phases
3. Plating of trees/flower beds
4. Mulch at the playground

b) Total of past due members:

1. 6 liens have been filed
2. 96 members are behind on dues

c) Issues experienced over the past year:

1. Lights in pavilion were vandalized – installed security cameras
2. Previous years fall festivals had complaints of: not enough food, too loud, etc. – took complaints into consideration and this year was a success thanks to the volunteers!

III. New business

a) In 2018 there will need to be 3 volunteers to audit the annual budget of the past 3 years

****President asks attendees to look over proposed budget for next year and leaves the table open for questions ****

-Question 1. – *Has anything changed from prior year?* **No.** There was nothing that needed to be changed. If so, it was only by a few dollars.

-Question 2. – *Are there 3 bids on the maintenance of the landscaping?* **Yes.** There are 3 bids. Current contract expires on 03/31/2018 and they are not

-Question 2. – *Are there 3 bids on the maintenance of the landscaping?* **Yes.** There are 3 bids. Current contract expires on 03/31/2018 and they are not renewing. Member makes a statement that the average cost for landscaper is high. Board explained that 3 years ago, it was the lowest bid they received. Expenditure for the landscaping is going to go up and they will again, accept 3 more bids.

Question 3. *Is it an open bid to the public?* **No.** It is not necessarily open to the public as it is not advertised in the newspaper, online, etc., but anyone can bid on the job.

Question 4. – *Why is there \$450 being spent on trash clean up?* **There is \$450 being spent on trash, as the vendor does everything from picking up trash to pet feces.**

Question 5. – *Who oversees the landscaping near Western Blvd. Extension?* **Western Extension is owned and maintained by the D.O.T. – not Williamsburg HOA.**

Question 6. *Do the volunteers for the audit in 2018 have to be a CPA?* **Yes.** Every 3 years a CPA does have to audit the annual budgets, by law. President Emory Shaw stated: “If anyone knows a CPA, please ask if they can review the budgets in 2018.”

Question 7. – *Why is there a budgeted amount of \$3000 for abandoned property lawns?* **That itemized section in the budget was done in error. HOA not responsible for the lawns of the abandoned homes.**

Question 8. – *Who is the contact person to call regarding the Western Extension lawn maintenance?* **NC D.O.T.**

Question 9. – *Can the NC D.O.T. contact information be added to the HOA website?* **Yes.** The board members will add the contact information to the website.

Question 10. – *Is the replanting of the flower beds going to be at the entrance way and sign? Is there going to be management of the flowers they plant by signage, so the plants do not bloom and interfere with the look of the signage?* **Yes.** The flowers will be maintained. Also, the more the members complain, the faster the maintenance will be done.

Question 11. – *Why is the Storm Water Inspection \$600?* **The inspection is \$600 because there must be state certified inspector for retention ponds/storm water.** There are 7 retention ponds that are \$100 each to inspect and it has to be inspected monthly. Also, they must be inspected within 24 hours of over 1 inch of rain as it is the Coastal Plains Area. Algae and alligator weeds must be treated by a licensed person as well.

Question 12. – *Is the management company (Advantage Gold Realty) ever send mail outs for changes of covenants?* **Yes.** The management company has sent out mail out, but it has always been unsuccessful. The last time the feedback was only at 10% and 80% is needed to change a covenant.

Question 13. – *Who puts speed traps out?* **City of Jacksonville, not HOA.**

**** No more questions as this time ****

b) President Emory Shaw asks for a vote on the proposed budget:

All those in favor: 23 attendees + 16 proxies = total 39

Those not in favor: 1

Budget passes – majority rules

c) President Emory Shaw proposes interpretation of language for above ground pools:

Definition – present for no longer than 2 days, does not use chemicals or a pump filtration system

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All those in favor:
those not in favor:

There was a motion to table the discussion until new board is put into place and the new board can develop a better interpretation of what an above ground pool is – motion passed.

**** Daphney Kinnie (board member nominee) speaks and introduces herself ****

d) President Emory Shaw asks members to nominate 5 board members (5 spots available). It is a 2-year term.

- Ryan Schmidt nominates Jonathan Bridges – accepted
- Bob Steele nominates Greg Engler – accepted
- Kristen Fowler nominates Collette Boyd - accepted
- Daphney Kinnie nominates herself
- Jonathan Abenti – staying on
- William Luse – staying on

**** Kristen Fowler makes a disclaimer statement regarding the Facebook page:
The facebook page is not endorsed by the board. It is ran by homeowners – do not get information from facebook page. Use the Williamsburg HOA association website or the management company if there are questions and concerns. ****

**** Ryan Schmidt speaks to say thank you to the board members for doing a great job! ****

V. Adjournment

President Emory Shaw adjourned the meeting at 11.34.

Minutes submitted by: Brittany Johnson – Senior Property Manager, Advantage Gold Realty

Attached: Proposed Budget