

**4/Meadows at Morris Farm
Minutes of the Board of Directors' Meeting
Teleconference Meeting Hosted by SFMC
May 20, 2021**

BOARD MEMBERS PRESENT:

- Dana Alexy, President
- Leon Davidson, Vice President
- Kim Sullins, Treasurer
- Sunny Son, Member At Large (joined the meeting at 7:07 pm.

BOARD MEMBERS ABSENT: None

OTHERS PRESENT:

- Darnell Robertson, Community Manager, SFMC
- Jennifer DelVecchio, Recording Secretary

I. CALL TO ORDER: Ms. Alexy called the May 20, 2021, Meadows at Morris Farm Board of Directors' Meeting to order at 7:00 p.m.

II. ROLL CALL/VERIFICATION OF QUORUM: Roll call was taken and the presence of a quorum was established.

III. APPROVAL OF AGENDA: There were no additions or deletions to the agenda at this time.

MOTION: Motion was made by Ms. Alexy, and seconded by Ms. Sullins, to approve the Agenda as written. The motion passed (3-0-0).

IV. APPROVAL OF MINUTES:

MOTION was made by Ms. Alexy and seconded by Mr. Davidson, to approve the Board Meeting Minutes for April 15 and May 10, 2021, as presented. The motion passed (3-0-0).

V. RATIFICATION OF PREVIOUS VOTES: Motions were made to ratify unanimous written consent email votes.

MOTION: Motion was made by Ms. Alexy, and seconded by Ms. Sullins, to approve the pool house power washing with F&M Construction for \$700.00. The motion passed (3-0-0).

MOTION: Motion was made by Ms. Alexy, and seconded by Ms. Sullins, to allow the four-foot fence style in white vinyl or natural wood material for duplex homes in the spaced picket, Mount Vernon Dip, or Mount Vernon Arch styles. The motion passed (3-0-0).

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VI. ASSOCIATION REPORTS:

A. President's Report: Ms. Alexy thanked all volunteers for the time they give to the community. She reviewed the delay of the pool opening and advised the membership of the issues and problems with the fence, concrete, pavers and electrical. She then outlined the actions the Board has taken and the solutions for moving forward. Additionally she provided information and status updates on the following topics:

- Storm Water Management Pond
- Landscape Upgrades at the cul-de-sacs on the school side
- Pool house power washing and landscape upgrades
- Reserve Study Update
- Tree replacement update throughout the community
- Pet waste services
- Ponding and erosion issues are being assessed
- Proposals for management of landscaping around the Storm Water Management ponds
- HLS Landscaping: Working with the company to make sure that all areas are addressed within the community. Solicited membership to volunteer for the grounds committee.
- ARC Application Review: Ms. Alexy reviewed all ARC Applications received and their status.

B. Treasurer's Report: Ms. Sullins stated that the April Financials were not received in time for this meeting. She advised the membership that, as of March 31, the total Operating Cash was \$226,425 against Liabilities of \$157,171. Association Investments total \$1,586,501 with Reserves booked at \$1,422,838. There are four CDs maturing totaling \$400K which will need to be reinvested.

Pertinent line items for discussion as of the March 31 financials: under budget for landscaping enhancements; tree maintenance has been 85% obligated for the year to date.

C. Community Manager Report: Mr. Robertson advised he has a meeting with HLS on May 21 to discuss areas of concern in the community. The Little Free Libraries will be installed this week.

VII. COMMITTEE REPORTS:

A. Pool Committee: Ms. Cusson didn't have anything to add to the President's report.

B. Grounds Committee: Ms. Onaran reiterated the ongoing project to correctly map the community to show private vs. HOA property.

C. Activities Committee: Ms. Oister advised that there will be an outdoor move night. There will be concessions. Ashton Family Food Truck will be out Friday night. Once the pool is open there will be an HOA pool party planned as well as a July 4th parade.

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D. Communications: Ms. Alexy is working on a newsletter. The Facebook page is getting good traffic. The website redesign is still in progress.

VIII. RESIDENT OPEN FORUM:

Mr. Cruz - 8890 Yellow Hammer Drive had concerns regarding his ARC Application. Ms. Alexy will get with Mr. Robertson and provide Mr. Cruz a response.

Ms. Swanson - 14301 Ladderbacked Dr. asked about the concrete permit timeline and if roving security or police officer on site monitoring was being considered. Ms. Alexy addressed her concerns.

Ms. Flores - 14284 Catbird volunteered for the Grounds Committee and Neighborhood Watch.

Mr. Ortega - Indigo Bunting has an issue with neighbors allowing pets to use his yard for waste. He is allowed to put small signs asking that neighbors keep their pets off of his lawn. Ms. Alexy asked him to reach out to Mr. Robertson for further guidance.

IX. FINANCIAL MANAGEMENT: No issues to be discussed.

X. UNFINISHED BUSINESS:

A. Pool Deck Project Update: There was nothing further to be discussed. Mr. Robertson will present some additional details to the Board in his weekly report.

B. 2021 Reserve Study: The Board is in the process of reviewing the revised report.

C. Landscape Master Plan Projects: This was tabled to the next meeting.

D. Storm Water Management Fence: The Woodpecker-Catbird fence will be replaced by the county. Ms. Alexy asked Mr. Robertson to circle back with county for a time line.

XI. NEW BUSINESS:

A. Appointment of Committee Members:

MOTION: Motion was made by Ms. Alexy, and seconded by Mr. Davidson to appoint Tammy Flores to the Grounds Committee and Mr. and Mrs. Batiste to the Covenants Committee. The motion passed (4-0-0).

B. Ratification of Pool Opening: - Tabled waiting updated guidance from the state.

C. Proposal from Electrical Contractor: Waiting on a pending contract from True Power. It is expected to be reserved tomorrow.

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D. Tree Replacements: Landscape enhances for tree replacements and watering were reviewed.

MOTION: Motion was made by Ms. Alexy, and seconded by Mr. Davidson, to approve the HLS proposal for \$1,258.00 for the replacement of two island trees and approval of watering, NTE \$2,400.00. Motion passed (5-0-0).

MOTION: Motion was made by Ms. Alexy, and seconded by Mr. Davidson, to approve the HLS proposal for \$1 902.00 for the replacement of four trees on Rollins Ford Rd. replacement and NTE \$4,800.00 for watering. Motion passed (5-0-0).

E. Pet Waste Company Proposals: Doody Calls and Poop 911 submitted proposals. The proposals were discussed as well as purchasing new stations.

F. Yellow Leg Easement Clearing: PWCSA came and cut the vegetation but left the debris. There was a proposal received to remove the debris for \$2,907.00. The Board did not want to spend this amount of money at this time due to other pending landscaping issues. The Board tabled this decision.

G. Flicker Court Ponding and Erosion Repair:

MOTION: Motion was made by Ms. Alexy, and seconded by Mr. Davidson, to approve the proposal from HLS for \$708.00 for the Flicker Court Ponding and Erosion Repair pending agreement by the adjacent homeowner to water the area. Motion passed (5-0-0).

H. Pond Cleaning Proposals: HLS submitted two proposals for work to be done at two ponds that were cited by the County. HLS submitted proposals for the pond #662 clean up at Woodpecker and Catbird for \$6,800 the other pond #863 embankment better Yellow Hammer for \$5800.00. The Board asked Mr. Robertson to obtain alternate bids.

I. Reserve Projects - Courtyard Mailbox Repair Proposals: Two verbal quotes have been received. This issue is pending and will be more clearly defined in the coming weeks.

XII. EXECUTIVE SESSION:

MOTION: Motion was made by Ms. Alexy, and seconded by Ms. Sullins, to move into Executive Session at 8:28 pm. Motion passed (4-0-0).

XIII. RECONVENED:

MOTION: Motion was made by Ms. Alexy, and seconded by Mr. Davidson, to move out of Executive Session and reconvene the regular Board meeting at 9:10 pm. Motion passed (4-0-0).

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XIV. ADJOURNMENT: Meeting was adjourned by unanimous consent at 9:10 pm.