



MINUTES

Board Meeting – March 14, 2023

1. Establish Quorum/Call to Order. The meeting was held at the Southeast Regional Library and via Zoom with Meeting ID 337 030 5373. Board members present Desta Bailey, Dan Burstein, Melissa (Missy) McPherson, Carolyn Parker, and Martha Perry, establishing a quorum of the Board. Rhonda Hutto represented Elim Services. Sign-In Sheet on file for owners present. The meeting was called to order at 6:33 p.m.

2. Minutes. Dan made a motion to table reading of the previous minutes, unanimous approval.

3. Financial Report. The Board reviewed the financial report with the following notes:

- a. Question on the \$120 sign install. Rhonda to get clarification.
b. Requested a copy of the CD document.
c. Questioned if the bank discount invoices based on lateness of receipt. Rhonda to get clarification.
d. Asked that any irregularities be flagged on the monthly reports.

4. Appointment to fill vacancy on the board. The current board members introduced themselves. Dan is resigning effective today. Dan made a motion to appoint Kim Harper to fill the vacancy; Desta seconded and the motion passed unanimously.

Ninoska stated she had volunteered to serve on the Board at the annual meeting and Carolyn Parker shared that she really doesn't have time to dedicate to the Board and resigned her position. Martha made a motion to appoint Ninoska to the Board; Missy seconded and the motion passed unanimously.

5. Appointment of Officers. The Board unanimously agreed as follows:

- President.....Kim Harper
Vice PresidentMelissa McPherson
SecretaryDesta Bailey
TreasurerMartha Perry
At Large Member.....Ninoska Alvarez

6. Perimeter Fence. Desta shared the history of the fence behind lots 1 through 14. Previously, the Association has taken the stance that the fence is the responsibility of individual owners but there is a thought that the governing documents could be interpreted that the Association should be responsible.

Kim shared that in her review of the governing documents, there is an easement that was granted to the adjacent property owners to install the fence, followed by a recorded termination of the easement. She feels that the Association may be able to force the adjacent property owners to maintain the area as the lack of drainage is causing the erosion of the fence and the area touching the fence.

The Board asked Rhonda to forward the documents Kim found to legal counsel for an interpretation.

7. Open Forum

- a. JEA Street Lights. Martha shared that the broken lights have been reported to JEA.
- b. Street Signs. Tony Mann shared that he reported the street signs to the City in January. They didn't reject the request so we are hopeful they will replace them. Typically street signs on private streets are the responsibility of the Association.
- c. Directory. Sandy Ernstsens suggested having a directory of owners with phone numbers and email addresses. Rhonda shared that we must have written permission from owners before publishing personal information.

8. Adjournment. There being no further business, the meeting was adjourned.

Approved by the Board of Directors at the meeting held June 8, 2023.