



MINUTES

Board Meeting – June 8, 2023

1. Establish Quorum/Call to Order. The meeting was held at the Southeast Regional Library. Board members present were Ninoska Alvarez, Desta Bailey, Kim, Harper, Melissa (Missy) McPherson, and Martha Perry, establishing a quorum of the Board. Madison Frost and Rhonda Hutto represented Elim Services. Sign-In Sheet on file for owners present. The meeting was called to order at 6:00 p.m.
2. Minutes. Kim made a motion to approve the previous minutes, unanimous approval.
3. CD interest. The Board discussed CD with Truist with the following notes:
 - a. Confirmed 12 months; simple interest.
 - b. Would like the interest reflected on financials or an individual account statement. Elim to contact Truist.
4. 7474 Carriage Side Ct.
 - a. New owners Giao Trang Do & Kelcey Dain Do do not reflected on property appraiser site.
 - b. Elim to reach out to Crabtree regarding collections status.
5. Members' Meeting for proxy.
 - a. The Board agreed on July 6th at 7 p.m. to vote on amendment.
 - b. Cover letter to explain proxy and amendment to be sent.
6. Perimeter Fence.
 - a. Chuck Brown with Crabtree does not believe the responsibility to be Brookdale's to maintain. Braywick is deed-restricted, Brookdale is not.
 - b. Martha made a motion to contact David Giles, to assess the drainage for lots 1-14. Ninoska seconded the motion, passed unanimously.
7. Street lights.
 - a. Kim reached out to the city regarding street lights. Yellow lights will not be able to be replaced with white until completely out.
8. Signs.
 - a. Missy motioned to use Buchanan as the street sign vendor. Desta seconded the motion and the motion passed unanimously.
9. Next steps for homeowners consistently not in compliance.
 - a. Rhonda explained process of sending a demand letter through to possible injunction. Once brought in front of a judge, orders must be followed and Association can have required work completed then charged to owner.
 - b. Martha volunteered to take on reviewing compliance database prior to sending letters.
10. Follow up items. Elim to ensure the following is completed.
 - a. Plat with current owners' last names and address labelled.

- b. Provide service agreements for Reliable Lawn Care and Solitude.
- c. Provide date for street sign installation.

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

Approved by the Board of Directors at the meeting held July 6, 2023.