



## MINUTES

### Board of Directors Meeting – November 1, 2023

1. **Establish Quorum/Call to Order.** The meeting was held at the Southeast Regional Library. Board members present were Ninoska Alvarez, Kim Harper, Melissa McPherson and Martha Perry, establishing a quorum of the Board. Madison Frost represented Elim Services. There is a sign-in sheet on file for a list of homeowners in attendance. The meeting was called to order at 7:05 p.m.
2. **Minutes.** Kim made a motion to approve the previous minutes, Missy seconded. All in favor.
3. **CD.** Martha explained the CD options are only simple interest. 7-month CD has a higher pay-out than 12 months. Martha made a motion to go with Truist CD at \$70,000 for seven months. Motion seconded by Kim, all in favor. Interest will go into Money Market. Elim will investigate other CD options prior to next renewal.
4. **Compliance Report.** Martha did a compliance inspection walk and it always seems to be the same “offenders”. Guidelines being sent out did not seem to lead to improvements. Years have gone by without the same people doing any of the work requested. Covenants do not allow fining. Homeowner, John, suggested community block committees for compliance issues. Perhaps, talking to the neighbors face-to-face could help.
5. **Collections.** Not much update. Elim to check with Crabtree Law Group for latest status report.
6. **JEA Maintenance.** Property appraiser site seems to show Laurel Oaks owners as responsible for the property behind the white fence leading to Braywick. Elim to check with JEA and hold them accountable, if a JEA easement.
7. **Fence Lots.** Brookdale has resolved. Drainage issue is not Brookdale’s. Homeowners can do Thompson water-shield. Water is draining to street as it should.
8. **Backflow Adjustment.** Madison to see if this is added to next bill.
9. **Entrance Sign Landscaping.** Will be done Tuesday. Shrubs will be gone and sod placed.
10. **Criss-Cross Fence.** Discussion about if it’s worth it to keep this fence, especially with rumors of Brookdale wanting to remove on their side. Madison to figure out the cost difference of removal vs. painting vs. replacing.
11. **Rental Properties Amendment.** Kim read over another community’s proposed amendment to get an idea of the community’s opinion. It is important to keep the voting power with those that actually live in the community.
12. **Miscellaneous.** A Secretary is needed to be appointed at the Annual Meeting.
13. **Letterhead.** Reviewed proposed letterhead.

14. **Leah Hipolita.** Kim borrowed her water source when pressure washing Association property. Elim to cut reimbursement check.
15. **Calendar.** Budget Workshop at Kim's home on November 27<sup>th</sup> at 5:30 p.m. Annual meeting tentatively planned for January 6, 2024 at 1:00 p.m. Madison to routinely check for an earlier time slot, if there are any cancellations at the library.
16. **Adjournment.** There being no further business, the meeting was adjourned at 8:18 p.m.

*Approved by the Board of Directors at the meeting held 11/27/2023.*