

Board of Directors Meeting

April 08, 2022

Board Members Present: Jeff Simek, Kevin Powers, Sandy Tierney, Charlotte Elliott, George Krul, Greg Dempers

Also present: Julie Gonzalez

Guest attending: Joe Michelin, Covenants Committee

Mike Piacentino – Lake Committee – reschedule to May Board Meeting

The Board of Directors meeting was called to order at 9:06 AM

The Board entered into Executive Session at 9:06AM to discuss personnel matters.

The Board exited Executive Session at 9:34AM and resumed with the meeting agenda.

Motion to approve Meeting Minutes from March 11, 2022. All in favor.

The Board is recruiting a prospect to fill a Board position. If you have an interest or questions please contact Kevin Powers, Board Chair of the Nominating Committee (kpowersgvp@gmail.com) or Julie Gonzales, Community Manager (Julie.gonzales@essentialpropertync.com).

Management/Financial Review: by Julie Gonzales

- ~\$27K outstanding in Current Accounts Receivable Assessments
- Cluster Mailboxes – Keys came in blank. Julie Gonzales to speak to the company to resolve
- Janitorial Contract – Agreement and cost for the year is \$900. 00, Motion made Sandy Tierney, seconded by George Krul. All in favor.
- RV Screening – Julie Gonzales will send guidelines to resident(s) when needed.
- Lake Liner – Sandy Tierney will get with Mike Piacentino to discuss. Pending
- Erosion concern at Scenic Overlook Drive. Work order will be issued to address issue.
- Privy Supplies – Julie Gonzales will order hand sanitizer and toilet paper.

Pending Issues:

- Title transfer – Todd Black to provide status. Pending
- Gate codes – George Krul will contact Simeon. Pending

New Business:

- Request to put a “Dead End” sign for Walkerby Trail. Pending
- Discuss at May Board Meeting agenda for a June community meeting

Covenant Committee:

- Lot 14/15 – waiting to confirm meeting with contractor a time/day to meet
- Lot 302 – Joe Michelin to contact owners to set up hearing
- Kevin Powers requested that when residents are in compliance that they send an email

ARC Committee:

- Requested residents to apply to committee. ARC has 5 responds
- Application requests:
 - Lot 318 – place shed on lot – approved
 - Lot 465 – replace rotting porch
 - Lot 479 – New Home – verification of Impact Fee
 - Lot 528 – New Home – verification of Impact Fee
 - Lot 96 - Garage addition – in review
 - Lot 532 – New Home construction – in review

Landscaping Committee:

- Front entrance erosion, water sitting at front gate. Approved for \$600.00
- 10 tons of sand approved for \$1050.00
- 180 yards of Mulch approved, will complete entire neighborhood
- Grass cutting will commence in April
- Multiple culverts still need to be blown and cleared out
- Trails need to be checked and cleared of debris
- Crepe Myrtles need to be sprayed
- Painting and staining – Pending
 - Boardwalk, table & chairs near Pavilion and lake area

Lake Committee:

- Sandy Tierney will be the Board Liaison replacing Charlotte Elliott
- Lake Liner – repairs to liner – requesting companies that can inspect / provide recommendations. Pending
- Privy Contract – completed
- Non-residents – request for the Board to send out reminder similar to last year.
- Fish Stocking – request training session for Lake Committee members on maintenance of fish/lake quality
- Pump Maintenance – Pending
- Boardwalk / Dock Maintenance – Pending
- Beach and Pavilion trash containers – Residents need to use the bear proof containers.
- Wasp nest at Pavilion – Pending

Roadway Committee:

- Crack sealing – April timeframe (TBD)

Motion made to adjourn at 11:05AM by Kevin Powers, 2nd by George Krul. All in favor.