

Virtual Board Meeting  
February 18, 2021  
6:00 PM

**Call to Order:** Jim Rogers called the meeting to order at 6:00 PM.

**Roll Call:** Jim Rogers, Chris Goodman, Gary Fejes, Susan Bonner, Liza Ryan, Mary Emmitt (Rec Board), Carrie Murphy (ASM),  
Acceptance of the January minutes: The January minutes are in the process of being transcribed from the January recording. Approval tabled.

**Action Items/Unfinished Business**

**Leasing Policy:** The goal is to allow residents to lease their property, but also maintain property values. There comes a point where too many leases can lower property values. We are looking at limited leases to keep property values stable.

**Fountains:** Looking into maintenance contracts for fountains due to age. We will be reviewing contracts

**Security Gates:** Gate arms come with a break away bracket and a battery backup. Those have been purchased and we are awaiting installation. We do have an option to use visitor management software to give passes etc. from your home. The Rec Board may join with us on this system and could also be used at the pool and the amenities. This will allow us to know who and what time people use the gym and are at the pool etc. The RFID database needs to be updated. We need to know the IDs that can be eliminated and those that are active. It needs to be cleaned up. We will keep residents abreast of this venture as it is undertaken.

**Gate House Repairs:** Broken tiles replaced. Some furniture needs replacing, ceiling vents need repair. These items should all be repaired in the next week or so.

**Financial Report:**

- *End of January Balance Sheet shows \$177,976 in Operating Cash and \$618,453 in Cash Reserves for a total asset balance of \$796,429.*
- *We were \$1,608 under budget for the month/YTD.*
- *Gate income was \$6,002 for January 2021 compared to \$5,229 for January 2020.*
- *Regime fee income for January 2021 was \$129,162 compared to \$81,828 for January 2020.*

*Gary Fejes reviewed all accounts and balances. Gate income for Jan. rose due to the smoothing out of the process.*

*Capital Res. projects for the year right now are only the Lagoon erosion repairs.*

**Dominion Gas Update:** Chris Goodman- Good news, Dominion Energy has approved the installation of the main line for gas from 82 Bainbridge to the intersection of Stoney Point. The next step is for those people to call the 800- number and open a Dominion Gas account. Dominion will want to know what appliances you may connect. This is not contractual. Residents will then receive a contract to sign and return to Dominion Energy. Chris Goodman will possibly be walking around the community to pick up the contracts or they could be gathered electronically. After all are signed, the actual installation of the gas main will begin.

Any questions call or email Chris Goodman or Jake Baker from Dominion. We are happy that this project is ready to go.

## **Rec. Board Update**

**Pool Resurfacing Project:** - Mary Emmitt- The pool resurfacing has been underway for several weeks. Year-Round pool has been moving this forward. The pebble sheet has been applied, drain covers replaced and refilling will all be on schedule.

**Security Concerns/Safety Protocols-** We've partnered with the Parkside HOA Board to insure all of the residents and guests are safe at the pool. We are monitoring our cameras and have updated cameras for clarity. Quotes are being obtained for additional lighting at Pleasant Point and we have purchased motion lights to be installed.

**Irrigation and Water Usage:** We have completed a project replacing the sprinkler heads and the repairs on several broken lines.

**Financials:** January Operating- 40,890.00, total reserves-. 217,676.00 We are under budget due to the project at the pool because we saved on chemicals and maintenance through the winter months. We are on target with the pool resurfacing project and the pool should open as planned.

## **Committee Reports:**

**Welcome:** We welcomed three new families into the community in January. The website is being worked on and has an April 1 launch projection. People are delighted with the goodie bag they receive as new residents to the community.

**Communication:** We have finished publishing our second newsletter and have received many compliments. We are always looking for human interest and community happenings for articles. Please reach out to one of the members if you have ideas. Darci Dapp, Elliot Geiman, Betty Anton, Susan Bonner and Jim Rogers are all members of the committee, but we are currently looking for a few more volunteers to assist. If interested, please reach out.

**Lagoon:** Two recently completed activities: The expense for the project will come from the reserves. We have received and reviewed bids and have selected Estate Management Services (EMS) out of GA. The decision was based on price and the experience Estate Management has with doing these types of repairs. They use SOX techniques. The committee visited sites who have used this technology and have decided to move forward with SOX. It is a polyethylene mesh layer that is filled with the lagoon bottom matter and placed on the erosion areas of the lagoon. Once completed we will re-sod and replant.

We need to confirm easement access for the equipment and will confer with the homeowners that are involved in this remediation project. We are in the final processes of confirming with EMS and the planned start date is May.

## **New Business**

**Community Landscape Project:** Sent out an email communication to the community. We are trying to get the older plants in the community replaced. The cul-de-sacs are in need of repairs. We budgeted for the front entry cleanup. We are removing some of the junipers and we will replace the mulch with pine straw. We will also remove all old fountain waste that can be seen near the main fountain.

**Cul-de-sacs:** Trees will be trimmed and or removed, junipers removed. New shrubbery will be planted.

**Sewer Odor Problem:** The pump stations outside of the neighborhood on Hampton Parkway has a terrible, noticeable odor. Chris Goodman has sent out a stirring note to authorities indicating and requesting they do something about this issue. Parkside has not responded to us about jumping onboard, but we will continue to reach out to them.

**Gate Etiquette:** Left lane should always yield to the right lane. Still seeing problems with people jumping in front of others. One thing we will try is the gate count. One car at a time. It will eliminate the question about whose reader was read. The gate attendant role is primarily working with the left lane guests. We like them to smile and wave when possible, the goal is for them to manage the left visitor land. The right lane is the RFID lane and people can come and go without issue in this lane with a properly functioning RFID tag. The windshield stickers are no longer valid. If you have a sticker, you will not be buzzed in with a sticker if you are in the left lane. These should be removed from the vehicle windows. Please make it easier on the guards. If your RFID does not work, get it fixed or go through the right lane and use the kiosk.

**ASM:** Judy Mason was originally replaced by Kent Eddy. Kent has moved to other things in the company. Carrie Murphy has stepped in and is now our property manager. You will continue to see Judy and Kent, but all correspondence should go through Carrie Murphy.

## **General Topics**

If there is a problem, please reach out to the board directly or Carrie Murphy. We do not run the FB page and we do not communicate through it. The best way to get a response is to deal with us directly for any problems.

**Speeding:** Speeding is getting out of control in the neighborhood. Bluffton PD does not do speed checks within the community. Please monitor your speed as noted.

**Main Entrance Fountain:** This water comes from a well. We do not pay for this water. There is a splash area around the fountain that fills up and splashes causing green mold to accumulate on the concrete around the fountain. We are looking to fix this splashing in order to eliminate the unsightly greening.

**Residential Spring Cleanup:** Start to get your homes pressure cleaned and yards cleaned up.

**Pool Incident:** We will not get into specific details. On Tuesday there was a resident and two guests who were caught in the parking lot selling drugs. The officer who lives in Parkside was doing a drive around Baynard and saw them in the lot. The two guests were charged with trespassing and the resident's parents were spoken to. The Board will take action as appropriate.

**Q & A:**

What is the status of the police report on the car that damaged the entry gate? Police report was filed. We were awaiting the cost of the gate repairs. The gates were fixed at no cost. We have been able to reset them several times after cars have hit them.

Next board meeting is Thursday, March 18th. The board is open for questions 30 minutes prior to the meeting. We will be pushing the board meeting in the spring to 7:00 PM.

We will post the slides from this evening on the website.

**Adjournment:** Jim Rogers made a motion to adjourn, Gary Fejes second. All in favor.

Meeting adjourned at 6:41 PM