

SBL Board Meeting
5/18/22
Minutes

Meeting Commenced: 7:45 (motion approved and second)
Attendance:

Board Members Present

John Elias	Yes
Eric Fernandez	Yes
Joe Helsing	Yes
Stephanie Johns	Yes
David Gerali	Yes
Paul Segar	No
Igor Staron	No
Vicki Chriske-Hines	No
Kristin Soukup	Yes

Minutes approved from previous meeting,
Motion- Joe
Second- Kristin

Treasury Report:

197,418.17 cash through April. 30,2022.
65,639.90 excess of revenue of expenses.

We have 19 outstanding assessments. We will continue to follow up on those residents and will add late fees.

Entrance Plants

Dave spoke with Dave Eubanks about the status of the entrances. He was waiting for some of the plants to come in. He is on track for his target date of the end of May to begin planting. Dave will do the watering and maintenance on the entrances.

GLC:

Dave met with Armando

Dave signed the contract for this year minus the watering fee. received a GLC proposal for the 2022 season. This is for Mowing, weeding, and edging.

Plants at the beach?

Possibly have annuals and put in a pump/sprinkler system to water just the beach area.

Possibly get GLC involved to plant and use irrigation people.

Ice Cream social

Friday June 3rd 5:30-8:00pm

Pizza, water, ice cream bars.

Not to exceed \$400.00

Motion: John

Second: Joe

Streetlights

One is out at Brandywine and Concord

Estimate sent from Dave Valentino:\$300.00

Motion: John

Secon: Eric

Lake

Our meeting did not happen with them as schedules did not match up.

We decided to continue with the contract as last year and begin services, however, the contract did not get signed in time as when we wanted to begin service.

The contract is now signed and sent.

We are awaiting a response from them as to our start date.

Architectural review

14 Lexington has changed the entire house. It will be approved and moving forward.

Property conditions:

Sent three letters to residents regarding upkeep of property.

In the rules section amended in 2016, III paragraph B.

III. Enforcement A. If someone is believed to be in violation of any of the provisions of the Covenants, By-Laws or Rules and Regulations, a complaint must be submitted by an Owner, a resident or a member of the Board of Directors. Owners are responsible for the conduct of all residents and guests occupying or visiting their property. B. The person charged with the violation will be given written notice by certified mail of the complaint,

informing him of the alleged violation and (1) will be given a warning not to repeat the conduct alleged or (2) notification of a fine or punitive action, and the opportunity to request a hearing to contest the alleged violation and fine within ten (10) days upon receipt of said notification. If an Owner fails to request a hearing within the ten (10) days following receipt of a Notice of Violation, the Owner shall be deemed to waive his right to a hearing, the allegations in the Notice of Violation shall be deemed admitted by default, and appropriate punitive action, if deemed necessary by the Board, may be imposed. Page 5 C. If a hearing is requested, the Owner will have the opportunity to present a defense and respond to accusations. All hearings will proceed with or without the presence of the accused Owner, so long as notice has been sent in advance. The findings of the hearing will be submitted to the Board of Directors, for disposition at its next regularly scheduled meeting. If the Owner will be having an attorney appear with him or her at the hearing, the Association must be notified not less than five (5) days prior to the date of the hearing to allow the Board to determine and arrange for one of its attorneys to be present at the hearing. If the accused owner is found guilty of the violation, then any and all legal fees incurred by the association will be paid by the said owner.

F. There will be a \$25.00 fine for the first violation, unless a higher fine is set within the rules, or the Board determines a higher fine should be assessed based upon their review of the violation. Continuing violations may incur a daily fine of up to \$25.00 per day

Residents need to take steps to remedy the problem after notice has been given. A Second letter will be sent requisition timeline and status of remedy within 10 days of receipt of letter.

Residents must provide a finished date to defer additional charges.

We will respond to resident concerns that we are monitoring the situation and will follow up in two to three weeks to see if the situations have been resolved.

Wine Nights

Usually held the third Friday of each month June - Sept. The upcoming dates are as follows:

Jun 17, 2022

Jul 22, 2022

Aug 19, 2022

September 16, 2022

Meeting adjourned:

Motion Stephanie

Second Dave

Meeting adjourned: 9:22pm