

Dawson Landing Homeowners Association
Board of Directors Meeting Minutes

Date of Meeting: March 9, 2021

Location: Held Virtually via ZOOM

- a. Call to Order. The president called the meeting to order at 7:01 pm.
- b. Quorum: A quorum was present. The following directors attended: Dir Parlette, Dir Phan, Dir Melendez, Dir Rogers, Dir McCann and Dir Nussio. One homeowner was also present (Darryl King).
- c. Approval of the Minutes.
 - a. A motion was made to approve the February BOD minutes, was seconded, and was approved unanimously.
- d. Open Forum. The floor was opened for homeowner participation. The following Homeowners came forward:
 - a. Darryl King offered assistance to Dir Nussio to close out items from his term.
- e. Old Business.
 - a. Legal Counsel
 - i. A Motion was made to convene in Executive session to consult with counsel by Dir Parlette, seconded by Dir Nussio, and was approved unanimously.
 - ii. Board training conducted by counsel.
 - iii. Leins expire after 36 months. Civil suits must be filed to obtain a monetary judgement before the 36-month statute of limitations.
 - iv. Guidelines need to be adopted for virtual board and membership meetings after the declared state of emergency is rescinded.
 - v. A Motion was made to reconvene in public session by Dir Parlette, seconded by Dir Phan, and was approved unanimously.
 - b. Financial.
 - i. Treasurer distributed most recent financial statements.
 - c. ARB.
 - i. The following change requests were approved/denied:
 - a. Pergola approved.
 - ii. ARB is performing research concerning vinyl fencing in the standards and criteria.
 - iii. Discussion around how often inspections/assessments are performed. Dir McCann to research the cost for an additional inspection/assessment(s) and report back to the Board.
 - iv. Dir Phan reaching out to PWC about damaged fence on Rippon Blvd.
 - b. Grounds.
 - i. Twenty request for proposals were sent out to contractors for the landscaping maintenance contracts. Six companies reached out with questions seeking to put in a bid.

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Dir Nussio, Dir Phan and Darryl King to form a temporary committee to process bids and make a recommendation to the board.

- c. Events –Dir Rogers to execute Outdoor movie on April 17th.
- d. Communications.
 - i. Dawson Landing Website. Dir Phan made a motion to launching as website as presented when bios are completed. Dir Nussio seconded. Motion passed with a vote of 4 to 1.
 - ii. Tabled discussions on New & Events/Notifications content discussion.
- e. Committees
 - i. Dog Waste Stations – Del interested in leading a committee. Dir Parlette will provide Del with more information.
- d. New Business
 - a. Empty Board Position
 - i. Dir Rogers made a motion to nominate Germaine Roseboro to the board, seconded by Dir Melendez and was approved unanimously.
 - b. Administrative:
 - i. Dumpster Day
 - ii. DPOR - The DPOR requires that we register with the Common Interest Community Board Office (CIC Board) every year. The bill we received in December was the annual report form renewal that each association is required to submit each year with a renewal fee to remain in compliance with the registration requirement. The HOA should expect to received a renewal notice every December. Bud is going to add this to the calendar so we are expecting it and it can be added to the budget.
 - iii. No new Liens
- e. Meeting Adjourned. There being no further business to come before the board, a motion was made, seconded, and was unanimous to adjourn the meeting shortly after 10:07 pm.