

Dawson Landing Homeowners Association

Board of Directors Meeting Minutes

Date of Meeting: April 13, 2021

Location: Held Virtually via ZOOM

1. Call to Order. The president called the meeting to order at 7:01 pm.
2. Quorum: A quorum was present. The following directors attended: Dir Parlette, Dir Roseboro, Dir Melendez, Dir Rogers, and Dir Nussio. Dir Phan and Dir McCann were absent. No homeowners were present.
3. Approval of the Minutes.
 - a. A motion was made to approve the March BOD minutes by Dir Parlette was seconded by Dir Melendez and was approved unanimously.
4. Open Forum. The floor was opened for homeowner participation. No homeowners came forward.
5. Old Business.
 1. Financial.
 - i. Treasurer distributed most recent financial statements.
 2. ARB
 - i. The following change requests were approved/denied:
 - a. Side extension bump out on Egret approved.
 - b. Wood fence on Marsh Overlook approved.
 - ii. Discussion around an outstanding request.
 - iii. Discussion concerning a possible violation.
 - iv. Discussion around a request for reversal of fees. A motion was made by Dir Parlette to deny the request for fee reversal, seconded by Dir Melendez and carried through a unanimous vote. Options for a payment plan will be extended to the homeowner by MJF. Dir Melendez following up with MJF.
 - v. ARB is recommending a change to *12.19: Fences in the Criteria and Standards*. Dir Melendez made a motion for the following change, seconded by Dir Parlette and approved unanimously:

“Approved fencing must be constructed of the following materials: pressure treated natural wood, composite, vinyl fencing with UV inhibitors, black anodized aluminum and wrought iron.”

From

“Approved fencing must be constructed of pressure treated natural wood or simulated wood materials in natural or wood stains. Black anodized aluminum is also a consideration.”

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- vi. Damaged fence on Rippon Blvd was discussed as being an eyesore. Dir Mihn received verbal confirmation from the county that the fence is the property of the HOA and not the county. Dir Melendez will obtain a quote for repair.
- vii. Dir Melendez to discuss updating the violation policy for annual inspections with the ARB.
- c. Grounds
 - i. Landscape maintenance proposals discussed. Dir Parlette made a motion to select Professional Grounds, Inc as our landscape contractor with a one year commitment with the ability to roll into the next year. Seconded by Dir Rogers and passed unanimously.
 - ii. Discussion around dead trees surrounding Dawson Landing sign. Dir Nussio to reach out to home owner to offer the HOA to replace the trees. Homeowner will be offered the option to obtain quotes to present to the BOD.
- d. Legal
 - i. Board email accounts provided to the attorney for distribution of information.
 - ii. Information provided for escalation of liens through the attorney.
 - iii. Discussion around basement rentals. The Board is directing complaints to the county and researching the Declarations.
- e. Events
 - i. Movie night to be held on April 17, 2021.
- 6. New Business
 - a. Biannual Association Meeting
 - i. Dir Parlette made a motion to move the May Biannual meeting to July in anticipation of the extension of legislation to allow virtual association meetings. Seconded by Dir Rogers and passed unanimously.
 - b. Trash Contract
 - i. Dir Parlette is seeking bids. Dir Roseboro is working contract evaluation with Dir Parlette to present to the BOD at the May meeting.
 - c. Communications
 - i. Website has been launched. Dir Parlette to integrate Board Zoom account with the website.

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7. 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 9:10 pm. Next meeting to be held virtually on May 11, 2021.