

Board Meeting: March 9, 2021

The virtual homeowners meeting took place via Zoom and began at 6:32 PM.

All board members except for Diana Merciez were present. Diana was absent with notice.

The new UPA property manager, Shawna Cosby, was present and introduced herself to the meeting attendees. Shawna has 6 years of property management experience.

Mike Bongiorno informed all attendees that the agenda would be slightly altered, and the homeowner's forum would be held at the end of the meeting.

Ratify:

- BMP Clearing Contract – Bay and Beach Landscaping
- Pressure Washing Contract – Economic Pressure Washing

Meeting Minutes from January 12, 2021:

- Mike Bongiorno made a motion to approve the meeting minutes
- Joe Modica seconded the motion to approve the meeting minutes
- All board members voted unanimously to approve the meeting minutes

Unfinished Business:

- Joe Modica made a motion to rescind the rule allowing above ground pools
- Mike Bongiorno seconded the motion to rescind the rule allowing above ground pools
- Joe Modica and Mike Bongiorno voted in favor of rescinding the rule and James Smith voted against rescinding the rule.
- A majority voted in favor of rescinding the rule allowing above ground pools

New Business:

- Sharolyn Rancour stepped down from the ARB and Rachelle Bradley volunteered to take her place on the ARB. The board expressed appreciation for Sharolyn's service to the community over the years.

Executive Reports:

- ARB Report – Given by Janet Wilms
 - Report was submitted to the Board over the weekend of 3/6/2021
 - No verbal questions were asked by attendees
 - Janet mentioned that there were erosion problems around an existing drainage inlet in the neighborhood and Mike mentioned that we would keep an eye on it
 - There was no assessment taken of the BMP slopes due to the impending start of tree removal
 - The Board will review who and how the BMP slopes will be reviewed in the future
- Social Committee – No one present to give report

- Financial Report – Given by Shawna Cosby (Property Manager)
 - Finances for the HOA are good
 - Full report is available for review
 - One CD from Towne Bank reached maturity on 3/3/2021 and was redeemed. The value was \$11,433 and it was earning 1.71% interest
 - Two CDs from Old Pointe Bank are reaching maturity on 5/29/2021. Whether or not to redeem the CDs is tabled until the next board meeting on 4/13/2021

Open Forum:

- **April Rush** – Thanked the board for their openness to review and reconsider allowing above ground pools in the neighborhood
- **Theresa Azzarello** – Did not have any comments based on the decision by the board to rescind the rule allowing above ground pools in the neighborhood

Next Board meeting on 4/13/2021

Meeting adjourned at 6:47 PM