



TURNOVER MEMBERS MEETING  
ANNUAL MEETING MINUTES  
NOVEMBER 29, 2018 – 6:00 P.M.

1. Call to Order and Establish Quorum – Jason Ghazvini called the meeting to order at 6:08 p.m.; Management reviewed attendance and proxies and a quorum was established
2. Proof of Notice – Certification -- Mailouts
3. Jason welcomed everyone and provided an update on the following issues and took the following inquiries from members:
  - a. Premier is working with the City for acceptance of neighborhood, storm water pond, buffer area and streets and drainage. This should happen before the end of year to early 2019. City will be maintaining the pond.
  - b. Street Lights Bird Nest Trail – The City only has one company, Raw Construction who puts up street lights. This company is currently in Panama City. Raw has the street lights on their schedule for next week however they should be done within the next two weeks.
  - c. Currently there are several street lights in disrepair. These should be reported to the City. If you would like you can send Lisa the addresses and we will get them reported.
  - d. Pressure Washing of curbs and sidewalks—The final areas remaining are Capstone cul-de-sac and Cold Harbor which should be done in the next two weeks. Kudos were expressed by a member regarding the company doing the pressure washing
  - e. Repair curbs and inlets that are in disrepair – a contractor is setup to do these between next week and Christmas to have repaired.
  - f. It is noted that there are several yards having drainage issues. A sign-up sheet was passed around and Jason will meet with owners individually. In areas that are very wet, the mowers plow up the yards. Some solutions may include adjusting irrigation timers, installing white egg sized gravel; mulch, French drains, etc. The

Board needs to discuss if these type of changes need to be approved by the ACC Committee.

- g. HOA – what do the HOA fees cover? Mowing, insurance, administration, common area. Can individual mow and reduce fees; -  
- No cannot allow based on contract and to keep unification within the neighborhood.
- h. One homeowner advised she did not know there was a change in landscapers. Advised that notification was sent out regarding change in landscaping. If you would like to receive emails from the landscaper, please send you email information to Lisa at [Assoc\\_mgt@yahoo.com](mailto:Assoc_mgt@yahoo.com)
- i. Corner of Bird Nest Trail that backs up to road. The open area there is a city sewer easement for the line to the pump station. Jason will ask if City would put in gates to limit access. Jason will ask the question
- j. Capstone to Cold Harbor toward the apartments with trees going in the dirt mounds. Premier is currently working with the City with a concept for Ox Bottom Meadows which fronts Thomasville Road for a commercial site. The dirt located on this lot will be used on that site. At this time there is still decisions being made on this property. Jason will see about having the trash cleaned up. The activity of the Boynton property is not contingent on the deal is unknown and can still be decided
- k. Asphalt at Holly Fern and Capstone – asphalt stops short and paving needs to be completed. Jason will look at this site.
- l. The Board will discuss the Next Door app and its usage for the neighborhood
- m. Amendments to the Covenants require a formal HOA meeting and a majority vote must have a quorum
- n. AirBnB – The member who mentioned this, will contact Management with the address. The Board will need to adopt rules to address this issue.
- o. Rules for Fence painting – Owners are responsible for painting both sides of their fence and for maintaining it. The fence belongs to the person who put it up and is considered your property you have the responsibility with the fence.
- p. When you paint your fence, it needs to be a true white color. It must be white on both sides of the fence. Covenants require the whole entire fence to be white. Fences are not a requirement. If you decide you want a fence or want to take one down, you will need to get approval.

- q. There is a house under construction on Rosin that it appears there is nothing happening. Jason will contact the builder. Rock is draining from that lot and collects on Rosin Way.
  - r. Tree has fallen and needs to be taken up at 5124 Bird Nest Trail. Management will be meeting with the county arborist will be looking at buffer areas to determine if trees need to be removed.
    - i. 5124 Bird Nest – tree down
  - s. Periodic compliance inspections will be performed by the Board and management. Compliance letters will be sent out
  - t. Question regarding door frames that were white and turning yellow. A member responded that it needs to be painted
  - u. Architectural Control Committee will be set up. Recommendation from the floor to set up a landscape committee for the front entrance as it needs to be trimmed and maintained
  - v. Cold Harbor Drive entrance there is a Purple plant that needs to be cut back as it is difficult to see. Red Hills needs to cut it back.
  - w. Trees – If one of the HOA trees falls in your yard, it is the homeowner responsibility where it falls to remove it. Please notify the HOA if there is a tree that falls from the HOA property.
4. Bylaws --
- a. Lisa advised members that the Board had distributed the Bylaws for the Association. Board needs to review for budget approval.
5. Financials
- a. Lisa reviewed the financials and advised homeowners that they can request copies by emailing [Assoc\\_mgt@yahoo.com](mailto:Assoc_mgt@yahoo.com).
6. Election of Board of Directors (5 to 9 directors)
- a. Frank Overdyke – 5076 Bird Nest Trail
  - b. Diane Laverdure – 5148 Holly Fern Trace
  - c. Beverly Smith – 5201 Holly Fern Trace
  - d. Rakesh Sharma – 5176 Holly Fern Trace
  - e. Mary Malafronte – 2561 Rosin Way
7. Motion by acclamation to appoint members to the Board – by George Taylor; Second by Jason Pamblanco. Board elected
8. Member Comments (Limited to 3 minutes each)
- a. Kudos to the Interim Board for their hard work
  - b. Members walking dogs should be disposing of pet waste
9. Adjournment – Jason 7:20 p.m.

MEETING HELD AT: NORTHEAST BRANCH LIBRARY - 5513 THOMASVILLE ROAD