



ANNUAL MEMBERS MEETING
NOVEMBER 9, 2021 – 6:00 P.M.
LEON COUNTY LIBRARY – NORTHEAST BRANCH
MINUTES

1. Call to order at 6:05 pm. Quorum established by members present and proxies received.
2. Proof of Notice was mailed October 12, 2021 and sign was posted
3. Rakesh Sharma welcomed everyone and thanked them for taking time out of their busy schedules to attend.
4. Motion by Teresa Carron to approve the 2020 annual minutes; second by Nancy Kelly. Minutes were unanimously approved.
5. Financials
 - a. Financials were reviewed by Management
 - b. Beginning in January there will be a new Lawn Contract in place.
 - i. Heinz Nurseries will maintain the 159 homes
 - ii. Lawn Pros of Tallahassee will maintain the common areas
 - iii. Fertilizer/Weed Control will be done by Heinz for this application and we will continue to attempt to get additional quotes from other companies.
 - iv. Recommendations from Alan Belser were incorporated into the contract
 - v. Management will send an email asking homeowners if they wish to opt out of winterization application
6. Election of Board of Directors (5 to 9 directors) (ACC – Dave Lesko)
 - a. Intent to Run for the Board were received from:
 - i. Rakesh Sharma
 - ii. Frank Overdyke
 - iii. Jim Balk
 - iv. Theresa Carron
 - b. These members were appointed to the Board as no election is required under statute
7. Community Updates
 - a. Little Library Box will be installed on Capstone near Cold Harbor by end of November. Homeowners are encouraged to add books and trade books
 - b. Board is looking to possibly work with Bull Run and encourage the City to put in a community park near our community. There is an area near Kerry Forest/Cold Harbor that belongs to the City. Management has contacted Jack Porter's office.
 - c. Management will get prices for Pet Management Stations and supplies. Members of the community would need to volunteer to keep the stations supplied. Consider one per street.

8. Member Comments
 - a. Street signs need to be repair; – contact city to repair signs; Management will contact the City to request
 - b. Paint street corners for safety
 - c. Parking on street continues to be a problem
 - d. There are wet areas in backyard on Caracara. This is a homeowner problem and recommended contacting the developer first before contacting a vendor to review
 - e. Management will prepare a Newsletter –
 - i. vehicles in street
 - ii. Height of bushes and maintain trim; keep below the window sill level
 - iii. Painted whited again – renewed color
 - iv. Pressure washing
 - f. It was discussed that some fences could be cleaned with a chemical which could help renew the color
 - g. Solar panels were discussed and asked if anyone currently had them.
9. Adjournment – 6:45 p.m.