

## LPPOA Board of Directors Minutes of Meeting – January 11, 2021

Board of Directors present: Absent: Marshall Hogue Lawrence Gipson Oatanisha Dawson Marvin Reese Donald Saunders Don Freund Todd Leiferman

The meeting was called to order at 6:36 pm

Financial Report – Don Saunders presented the financial report:

- We have 6 property owners with outstanding 2020 annual dues. Liens have been applied to 4 of those properties so far and the other 2 are on payment plans. Our collection rate for 2020 was 96%
- We were about \$13,000 over budget for 2020 due to unplanned expenses such as:
  - o Replacement of salt cell chlorine generators for the pool
  - o Replacement of the sliding gate at the storage lot
  - o Replacement of the two pond pumps at the front gate
  - o Removal of the overgrown vegetation near the storage area security camera and the left side of the flagpole at the entrance
  - o Added contract for the cleaning of the pool restrooms
  - o Upgrading lights at the pool, storage area gate, and entrance
  - o Repairs to the tennis court
- The LPPOA voted to spend a small amount of money to gift a Sweet Olive Tree to Mr. Bhatka Sanjay, a homeowner in LP and the owner of Best Western Plus. He has for years now, allowed us to hold meetings in his facilities at no cost to the HOA

Note: The annual financial report detailing expenses for 2020 will be added to our website this month.

\*\*\*Note: Invoices for annual dues will go out soon. 2021 dues will be \$425 and will be due by February 15th. \*\*\*

- Unfinished Business
  - o MGH Inc. did a great job removing the overgrown vines and trees to the left side of the flagpole and near the security camera at the storage area gate. They had one of the lowest bids and we save about \$3,500 using them to remove the overgrowth. We will include them in future bids
  - o The board voted to add ground cover to the newly cleared area. We are holding off until the spring to attain bids and get that accomplished.
  - o The board voted to add pine straw to the Lexington Place sign at the intersection of Lexington and Harry Driggers. The flooding we had in 2020 washed away the old ground cover. We replaced each end of the island with medium sized white rock. Finishing with pine straw will be much cheaper.

- Coastal Landscaping will be adding flowers at the flagpole and new pine straw to common areas that need it.
- The HOA will receive notification of the plan to reorganize and remove inoperable vehicles, inoperable trailers and boats, and junk from the storage area. This will be done via email, the website, and the sign at the entrance/exit of the subdivision. Based upon guidance from local law enforcement, if no one responds to these notifications within 14 days to claim their property in the storage area, it can be removed; we will provide a notification of more than the 14 days. If we know who the owner is and they do not respond and we cannot reach them, they will be billed for the removal. We will make every effort we can to match the property in the storage area with its owner. Some of the property in the storage area has been there, unmoved or maintained and abandoned for many years. Our goal is to clear this junk out and reorganize the area for ease of use, so RVs and trailers can easily back into their spots and to free up additional space.
- New Business
  - With Marshall Hogue, the current President leaving, we discussed the appointment of a new President. Oatanisha Dawson will step up from her VP position and fill the vacancy starting February 1st, until elections at the end of the year. This will leave the VP position vacant. If you're interested in filling that vacancy, contact us.
  - The pool will reopen this spring on April 1, providing we pass the county inspection.

Note: The Glynn County Public Works Department will provide 2 free pick-ups a year of bulk items (furniture, moving boxes, etc.) and white goods (household appliances.) All appliances, including refrigerators and freezers, need to be cleaned out and emptied prior to pick up. Please contact Customer Service for your free Bulk Item and White Good Pickup or Recycling Bin at (912) 554-7111 or schedule online: <http://qpublic.net/ga/glynn/whitegoods/>

HOA Points of Contact:

President - Marshall Hogue - (912) 275-8021 (until January 31)

Vice President - Oatanisha Dawson - (912) 261-2161

Treasurer - Donald Saunders - (912) 289-9574

Secretary - Todd Leiferman - (573) 528-3169

At-Large - Lawrence Gipson - (912) 996-1650

At-Large - Don Freund - (912) 223-7154

At-Large - Marvin Reese - (912) 602-2631

Note: If there's an emergency, contact 911. If you have questions or concerns for the board, contact us at: LexingtonPOA@Yahoo.com. Visit our webpage at: <https://www.lexingtonplace.org> Next board member meeting will be Monday, February 8, 2021 at 6:30 PM at the Stellar Center, Brunswick, GA.

Meeting adjourned at 7:46 pm. Respectfully submitted, Todd Leiferman

## **LPPOA Board of Directors Minutes of Meeting – February 8, 2021**

Board of Directors present: Oatanisha Dawson, Lawrence Gipson, Marvin Reese, Don Freund, Donald Saunders, Todd Leiferman

The meeting was called to order at 6:30 pm

Financial Report – Don Saunders presented the financial report:

- 5 properties not current with their 2020 dues will be issued a Glynn County court order
- About 40-50% of homeowners have paid their 2021 dues

\*\*\*Note: 2021 dues will be \$425 and will be due by February 15th. Mail payments to: Lexington Place Property Owners Association 471 Freedom Trail Brunswick, Georgia 31525

### Unfinished Business

1. A new lock will be placed on the storage area gate on the evening of Saturday, March 20, 2021. A member from the Property Owners Association will be at the storage area to issue new keys on Friday, March 19 from 4:30-6:30 pm and Saturday, March 20, from 10:00 am-12:00 pm. We will only issue a new key if your boat, trailer, or RV is legally registered (unexpired tags) and your HOA storage form is on file with us. If you've already met these requirements, we'll simply verify your information and issue you a new key. We may also ask you to move your piece of machinery to a designated parking spot. If what you're storing is not legally registered, we are asking that you remove it from the area or get it registered. The storage area is generally for things the covenants restrict from being in driveways for extended periods of time (boats, trailers, RVs, commercial vehicles). If you're storing something that does not meet these criteria, we're asking you to remove it from the storage area. Any unclaimed and/or unregistered stuff will be towed. We believe there's abandoned property in the storage area. Stuff that is not claimed will be considered abandoned and will be towed/hailed away. If you cannot make it to obtain a new key at the times listed above, reach out to a board member and we'll work with you to get you the key.
2. Just a reminder; we plan on having the pool open on April 1st. 3. We will wait until the spring to have pine straw added to all common areas. New Business 1. One of the pond fountains is partially clogged. Our pond maintenance company will unclog it as part of the monthly service we pay for.

Next board member meeting will be Monday, March 8, 2021. Location TBD.

Meeting adjourned at 7:11 pm. Respectfully submitted, Todd Leiferman

## LPPOA Board of Directors Minutes of Meeting – March 8, 2021

Board of Directors present: Oatanisha Dawson, Lawrence Gipson, Marvin Reese, Don Freund, Donald Saunders, Todd Leiferman

The meeting was called to order at 6:30 pm.

### Financial Report –

Don Saunders presented the financial report:

- About 30 properties are not current with their 2021 dues

\*\*\*Note: 2021 dues are \$425 and were due by February 15th. Mail payments to: Lexington Place Property Owners Association 471 Freedom Trail Brunswick, Georgia 31525

The board discussed having an electronic method for paying dues. Don said we'd incur a fee of up to 5% for each transaction because there would be so few transactions (only 170 homes in the subdivision) and not everyone would pay electronically. For now, we'll stick to checks and money orders.

### Unfinished Business

1. A new lock will be placed on the storage area gate on the evening of Saturday, March 20, 2021. A member from the Property Owners Association will be at the storage area to issue new keys on Friday, March 19 from 4:30-6:30 pm and Saturday, March 20, from 10:00 am-12:00 pm. We will only issue a new key if your boat, trailer, or RV is legally registered (unexpired state tags), your HOA storage form is on file with us (we'll have some there), and your dues are current. If you've already met these requirements, we'll simply verify your information and issue you a new key. We may also ask you to move your piece of equipment to a designated parking spot. If what you're storing is not legally registered <https://dor.georgia.gov/vehicles-exemptregistration>, we are asking you remove it from the area or get it registered (we will work with you on this). The storage area is generally for things the covenants restrict from being in driveways for extended periods of time (boats, trailers, RVs, commercial vehicles). If you're storing something that does not meet these criteria, we're asking you to remove it from the storage area. Any unclaimed and/or unregistered stuff will be towed. We believe there's abandoned property in the storage area. Stuff that is not claimed will be considered abandoned and will be towed/hailed away. If you cannot make it to obtain a new key at the times listed above, reach out to a board member and we'll work with you to get you the key.
2. Just a reminder; pending passing the Glynn County Health Department's inspection, we plan on having the pool open on April 1st. New Business 1. The electric infrastructure that supports the two pond fountains by the flagpole must be replaced. The board voted to replace both sides at a total cost of \$1,021. 2. The board discussed the necessary steps to have the pool prepared, inspected by the county, and opened on April 1st. This also included restarting bathroom cleaning services and Glynn County trash pick-up.
3. A large pothole on Freedom Trail was repaired by Don Freund this week.

4. The board discussed parking in the subdivision. The roads belong to the county and we (the association) have no jurisdiction on parking. We do however discourage parking in the road unless necessary. If you have an issue with someone parking in the road, please try and work that out with your neighbor. If you are parking in the road, please be cognizant of your neighbors. Try not to park opposite of driveways, next to mailboxes, and trashcans on trash pick-up days.
5. The board discussed how to make residents of Lexington Place aware of the covenants and restrictions. And really, without incurring a cost to the association, there's no great answer to that question. This is a common topic of discussion at many meetings. The covenants are linked on our website, and any prudent person can find them there if they have questions regarding a situation in which they may need to research. There is a sign at the entrance that states we are a community governed by covenants and restrictions. HOA rules often boil down to common courtesy and respect for others, and they help keep the neighborhood beautiful. Is what you're doing hurting the value of your neighbor's property? Are your pets running loose in the neighborhood? Are your dogs barking? Are companies you hire to do work on your property blocking mailboxes, trash cans (on Thursdays), and driveways? These are all things board members brought up during the discussion. How do we get everyone to be a good neighbor?
6. The board discussed a virtual meeting platform as a back-up to our normal monthly meeting. And to allow members to join the regularly scheduled meeting virtually if they can't present at the meeting.

Next board member meeting will be Monday, April 12, 2021. Location TBD. Meeting adjourned at 7:42 pm. Respectfully submitted, Todd Leiferman

## **LPPOA Board of Directors Minutes of Meeting – April 12, 2021**

Board of Directors present: Oatanisha Dawson, Lawrence Gipson, Marvin Reese, Don Freund, Donald Saunders, Todd Leiferman

The meeting was called to order at 6:33 pm.

Communications: If there's something suspicious (non-emergency) happening in Lexington Place, contact the Glynn County Police Department non-emergency dispatch number: (912) 554-3645. This would include activities at the pool, speeding cars, parking, etc. Respectfully talk with your neighbor(s) if there's issues you need to resolve with them. Board members will not respond to comments or questions posted to social media platforms like Nextdoor. Our numbers are attached to every month's minutes of the board of director's meeting and they're listed on our website. Call a board member if you have questions or concerns with what's going on in the community.

Financial Report – Don Saunders presented the financial report:

- About 15 properties are not current with their 2021 dues

\*\*\*Note: 2021 dues are \$425 and were due by February 15th. Mail payments to: Lexington Place Property Owners Association 471 Freedom Trail Brunswick, Georgia 31525

### Unfinished Business

1. The pool water is tested by Pristine Pool twice a day, seven days a week at a cost of \$55 a day. With cleaning of the pool occurring M, W, and F. Due to an infraction discovered by the Glynn County Health Department last year, we were directed to test the water twice daily. If we pass their inspection this year, we could possibly go back to testing once a day, which will be much cheaper
2. The identification of equipment and issuance of new keys for the storage area was very successful. Once we've had the unregistered and inoperable vehicles removed, reorganization of the lot will happen. Thank you everyone for your cooperation and patience with this project. Please direct any questions regarding reorganization to Don Freund.
3. The pond fountains continue to be a source of frustration. It looks as though the fountains near the flagpole need to be replaced.

### New Business

1. Someone put two large holes in the sheetrock in the women's bathroom at the pool. This makes it two years in a row we've had to fix holes in the pool bathrooms.

2. Pristine Pool identified a couple safety infractions at the pool. We need to ensure there are 5 floats on the rope that identifies the start of the deep end and we need a new pool pole. Those items have been ordered.
3. A homeowner requested that we install a fountain in the pond that Freedom Trail encircles in Phase III. We have no electrical infrastructure to support a fountain there and the pond is not stagnant. The only ponds requiring fountains are the four at the entrance because the water will become stagnant if the fountains are not running in the warmer months. The two fountains in the pond by the pool do not belong to the HOA and the electricity is paid by the homeowner that owns them.
4. The board conducted a virtual meeting test-run using Google Meet. This was done to accommodate members that cannot physically be at the monthly board of director's meetings. We will continue to meet in person.

Next board member meeting will be Monday, May 10, 2021. Location TBD. Meeting adjourned at 7:47 pm. Respectfully submitted, Todd Leiferman

## **LPPOA Board of Directors Minutes of Meeting – May 10, 2021**

Board of Directors present: Don Freund, Donald Saunders, Todd Leiferman

Absent: Oatanisha Dawson, Lawrence Gipson, Marvin Reese

The meeting was called to order at 6:38 pm.

Financial Report – Don Saunders presented the financial report:

- There are still about 15 properties not current with their 2021 dues. We will have attorney prepared letters sent to them.

\*\*\*Note: 2021 dues are \$425 and were due by February 15th. Mail payments to: Lexington Place Property Owners Association 471 Freedom Trail Brunswick, Georgia 31525

### Unfinished Business

1. The damage to the sheetrock in the female bathroom has been repaired by Don. It still needs to be painted and we need to purchase some more paint.
2. Several people with unregistered and/or inoperable vehicles and trailers have been contacted and given the opportunity to register, fix or remove their equipment. However, very few of these people have corrected the issue with their vehicles, though they have told us they will. We will be moving forward with having this equipment legally removed from the storage area. Once that's completed, we'll rearrange the storage lot so the larger vehicles can get in and out of the lot without too much trouble. Note: Who does the Havoc aluminum boat with digital camouflage belong to? If this is your boat or you know who the owner is, please contact us.
3. The pond fountains should all be up and running this week.

### New Business

1. At the pool, we have a rope with five floats separating the shallow end from the deep end. We recently had to replace this rope and floats because the rope was stretched out and a few of the floats were damaged. The new rope is already getting stretched out again. This is due to people hanging on the rope while in the pool. Please don't let your kids hang on this rope. If the rope is not in place, the county will issue us a citation and possibly shut down the pool until we correct the issue.
2. The pool deck area on the lake side can no longer have chairs placed there. This stretch of deck is too narrow and the county told us to no longer place chairs there due to the possibility of someone falling in. We're having some signs made and you'll see them there soon.

Next board member meeting will be Monday, June 12, 2021. Location TBD.

Meeting adjourned at 7:24 pm. Respectfully submitted, Todd Leiferman



## **LPPOA Board of Directors Minutes of Meeting – June 14, 2021**

Board of Directors present: Donald Saunders Lawrence Gipson Marvin Reese Todd Leiferman

Absent: Oatanisha Dawson

The meeting was called to order at 6:48 pm.

Financial Report – Don Saunders presented the financial report:

- There are still about 15 properties not current with their 2021 dues. Attorney prepared letters will be sent out in July.
- We were over budget in May by \$471, which is due to billing cycles. We are still on track to have \$46,906 in our reserves at the end of the year.

### Unfinished Business

1. Don Freund will contact Coastal Landscaping to arrange for the installation of pine straw throughout the common areas and to get rid of all the weeds along the fence line in the storage area.
2. The berm to the left of the flagpole needs to be treated with something to eliminate the weeds that are starting to grow. Don Freund will arrange for a company to come out and spray. We need to come up with a long-term plan for what to plant there.
3. An Atlas moving truck damaged some trees at the entrance. Don Freund contacted the corporate office because the driver refused to accept responsibility. We had the tree branches removed and billed Atlas.
4. The pond fountains are and have forever been “unfinished business.” Don Freund will install a couple auto-fill valves for the ponds on either side of the flagpole. This should help keep the pond level at a depth that will keep the fountains from sucking in debris from the bottom of the pond.
5. We are checking with our attorney before we go ahead and have the unregistered and inoperable equipment from the storage area towed. We just want to be sure there are no potential legal issues with having the equipment towed. There are about 6-7 people that just will not respond to our requests to have their equipment fixed, registered, or removed. One of the main goals with reorganizing the storage area is to free up space, so the boats that are parked in some of the driveways around the neighborhood can be stored there.

### New Business

1. There will be several LPPOA board member positions open at the end of the year. If you're curious about what's going on with our community and what we spend your dues on, please nominate yourself. If you want to initiate changes within Lexington Place and you're that person to make it happen, let us know you're interested, and we'll nominate you. Our community needs engaged board members!

2. The cameras at the pool were not working. Todd contacted 360 Security to come out and diagnose the issue. It turns out the monitor was fried. We replaced the monitor and all four cameras are functioning.
3. Lawrence Gipson called the Glynn County Police last week because a couple people jumped the fence after the pool was closed for the evening. They ran before the police arrived. If you see people in the pool after hours, call the police.
4. Many violation notices went out last month for fences that need repairs and maintenance.

If you have questions or concerns for the board, contact us at: LexingtonPOA@Yahoo.com. We meet every second Monday of the month. If you want to address the board, let us know what you'd like to discuss, and we'll meet with you before our monthly meeting. Visit our webpage at:

<https://www.lexingtonplace.org>

Next board member meeting will be Monday, July 19, 2021. Location to be determined later.

Meeting adjourned at 7:50 pm. Respectfully submitted, Todd Leiferman

## LPPOA Board of Directors Minutes of Meeting – July 19, 2021

Board of Directors present: Oatanisha Dawson, Don Freund, Donald Saunders, Lawrence Gipson, Marvin Reese, Todd Leiferman

The meeting was called to order at 6:32 pm.

Financial Report – Don Saunders presented the financial report:

- There are 11 properties not current with their 2021 dues. We are currently at 93% paid in full for the year.
- For the year, we are about \$3,500 over the projected budget forecasted before the year started. The pond fountains are primarily the reason why this happened.

### Unfinished Business

1. Pine straw was put down in the common areas.
2. We've received a quote to treat the weeds on the berm behind the flagpole. The board voted to accept the quote and have the work done.
3. The attorney we consult with is attending to family matters and our business is currently on hold. This includes the removal of unregistered and inoperable equipment in the storage area and 9 homeowners who have paid nothing towards their 2021 dues.
4. We are working to restore the camera that overlooks the storage area.
5. There will be several LPPOA board member positions open at the end of the year. Generally, the board positions are filled by the same people over and over. If we do not have new people volunteer to serve, we may need to turn the management of Lexington Place over to a private company. This will result in a very large increase to your annual dues. Open Positions at the end of the year include:
  - Vice President • Member at Large • Member at Large • Secretary
6. The board discussed covenant enforcement and violation notices.<sup>11</sup> If you receive a violation notice and do not respond or correct the violation, you will be asked to appear before the board. If you choose not to appear, weekly fines will begin. We currently have one homeowner who will not respond and is receiving weekly assessments. Please familiarize yourself with our by-laws at: [https://1298457c-2740-e128-9119-bc0cbd73753b.filesusr.com/ugd/21b91e\\_16e1e4ff87e6444a9e7e0e8b8e0fe6a8.pdf](https://1298457c-2740-e128-9119-bc0cbd73753b.filesusr.com/ugd/21b91e_16e1e4ff87e6444a9e7e0e8b8e0fe6a8.pdf) The enforcement of our covenants and restrictions benefits everyone by helping maintain our property values.
7. We will begin marking parking spaces in the storage area this month. You may be asked to move your vehicle and/or trailer as we work through this process. We plan on freeing up space in the storage area so we can have the boats and trailers parked in driveways removed.

### New Business

1. When the previous President moved, the Vice President took over the position. This vacated the VP spot. The board can fill vacant positions until elections take place at the end of the year. The

board voted to appoint Chris Ford to the VP position for the remainder of the year. Chris was interested in being involved with the Property Owner's Association.

2. We received several complaints in June and July. All inquiries to the board have been answered.
3. Someone flushed a large piece of plastic in one of the toilets at the pool. Don Freund snaked the toilet and removed it.
4. Don Freund mowed the storage area and treated the weeds. Tree limbs and branches overhanging the fence will be removed by board members this month.

Next board member meeting will be Monday, August 16, 2021 at the Best Western Plus, Brunswick, GA.

Meeting adjourned at 8:08 pm. Respectfully submitted, Todd Leiferman

## **LPPOA Board of Directors Minutes of Meeting – August 16, 2021**

Board of Directors present: Oatanisha Dawson, Chris Ford, Don Freund, Donald Saunders, Lawrence Gipson, Marvin Reese, Todd Leiferman

The meeting was called to order at 6:35 pm.

Financial Report – Don Saunders presented the financial report:

- There are 11 properties not current with their 2021 dues. We are currently at 93% paid in full for the year. The attorney we work with has been unavailable for a variety of reasons. Once the attorney can work again, we'll have letters sent out.
- Don will do some analysis and present a proposed budget at the next POA meeting, which should determine what next year's dues need to be. Providing we have enough board members to legally function in 2022.

Unfinished Business

1. The attorney we consult with is unavailable and the POA business is currently on hold. This includes the removal of unregistered and inoperable equipment in the storage area and the homeowners who have paid nothing towards their 2021 dues.
2. The DVR in the pool house needs to be upgraded because the ports in the back do not support the number of cameras we have in the pool and storage area. Lawrence will consult with the company that installed the system.
3. There will be several LPPOA board member positions open at the end of the year. Generally, the board positions are filled by the same people over and over. If we do not have new people volunteer to serve, we may need to turn the management of Lexington Place over to a private company. This will result in a very large increase to your annual dues. The board is in the process of receiving quotes from several subdivision management companies. Once we have the numbers, they will be distributed to everyone in the community. We estimate the dues will at least triple. Open Positions at the end of the year include: • Vice President • Member at Large • Member at Large • Secretary
4. The board discussed covenant enforcement and violation notices. Several homeowners were asked to present evidence and/or an explanation at the board meeting as to why they are unable to correct identified violations; only one person showed. The next step is the notification of weekly fine amounts per violation. Please familiarize yourself with our by-laws at: [https://1298457c-2740-e128-9119-bc0cbd73753b.filesusr.com/ugd/21b91e\\_16e1e4ff87e6444a9e7e0e8b8e0fe6a8.pdf](https://1298457c-2740-e128-9119-bc0cbd73753b.filesusr.com/ugd/21b91e_16e1e4ff87e6444a9e7e0e8b8e0fe6a8.pdf)
5. The storage area made great progress over the last 30 days. Most spaces have been marked and the area now looks very organized. Thanks to Don Freund for leading the project and the several board members that worked a couple weekends to make it happen.

## New Business

1. The board approved a driveway widening proposal submitted by a homeowner.
2. A couple weeks ago, a homeowner's dependent hosted an after-hours party at the pool. There were an estimated 40-50 people in the pool area. The Glynn County police were called, and they showed up and broke things up. There was trash in the pool and outside of the pool. Liquor bottles and drug paraphernalia was left behind. The board knows the homeowner involved and will knock on their door this week.
3. The board discussed POA board member assignments. More specifically, equally splitting up the subdivision for the monitoring of covenants and restrictions.
4. Election information will be added to the sign near the entrance.

Next board member meeting will be Monday, September 13, 2021 at 6:30 pm at the Best Western Plus, Brunswick, GA.

Meeting adjourned at 8:13 pm. Respectfully submitted, Todd Leiferman

## **LPPOA Board of Directors Minutes of Meeting – September 20, 2021**

Board of Directors present: Oatanisha Dawson, Chris Ford, Don Freund, Donald Saunders, Lawrence Gipson, Marvin Reese, Todd Leiferman

The meeting was called to order at 6:30 pm.

The board met with a homeowner regarding an after-hours incident that occurred at the pool.

Financial Report – Don Saunders presented the financial report:

- There are still 11 properties not current with their 2021 dues. We are currently at 93% paid in full for the year. The attorney we normally do business with is scaling back her operations. We were referred by her to another attorney, who has already started helping us with some of our legal issues, such as the collection of dues from delinquent properties.
- Don presented the board with a proposed budget for 2022. Based on his analysis, he has proposed we keep the dues at \$425 for 2022 and that we raise the administrative fee (late fees, etc.) to \$75. The official announcement will take place at the annual meeting scheduled for October 4th at 6:30 pm; location to be announced.

### **Unfinished Business**

1. Lawrence contacted Acom Integrated Solutions regarding the DVR in the pool house. They think the DVR is probably not the issue. We'll need to open a ticket and have them come out and figure out why the camera overlooking the storage area is not working.
2. There will be several LPPOA board member positions open at the end of the year. If you're interested in filling one of the below positions (2-year term), please complete the attached nomination form and return to: [LexingtonPOA@Yahoo.com](mailto:LexingtonPOA@Yahoo.com) Open Positions at the end of the year include: • Vice President • Member at Large • Member at Large • Secretary
3. The board discussed covenant enforcement and violation notices: There are a couple property owners who have yet to correct cited violations. They will be asked to appear at the next LPPOA Board meeting. In addition, there are a couple other property owners who are currently receiving weekly fines until they correct the cited issue(s). A property owner on Delaware Drive was in the process of building a structure without approval from the board. They were visited by Marvin and asked to cease construction until plans were submitted and approved by the LPPOA board.
4. Our attorney advised us to amend the Lexington Place by-laws before we start having vehicles and equipment towed from the storage lot.
5. If you have a trailer or boat in your driveway, contact us to arrange for a parking space in the storage lot. Except for occasional maintenance, they should not be kept in your driveway.

## New Business

1. The pool will be closed starting October 1st.
2. Trash service will be paused at the pool until it reopens next year.
3. The pool filters need to be replaced. This is a normal and was already in the 2021 budget.
4. Estate Management, the company that manages our ponds, told us they will be raising their rates due to difficulty in procuring chemicals.

Next meeting will be the annual homeowner meeting on Monday, October 4, 2021 at 6:30 pm; location TBA. Meeting adjourned at 8:07 pm. Respectfully submitted, Todd Leiferman



## **LPPOA Annual Meeting of Property Owners Minutes of Meeting – October 4, 2021**

Board of Directors present: Oatanisha Dawson, Chris Ford, Lawrence Gipson, Donald Saunders, Don Freund, Marvin Reese, Todd Leiferman

Properties Represented (includes board members):

635 Freedom, 494 Freedom, 28 Patriot, 12 Pilgrims, 18 Pilgrims, 26 Patriot, 528 Freedom, 114 Vermont, 595 Freedom, 571 Freedom, 171 Liberty, 570 Freedom, 216 Liberty, 123 Liberty, 518 Freedom, 16 Pilgrims, 118 Connecticut, 220 Liberty

The meeting was called to order at 6:33 pm by Oatanisha Dawson, HOA President.

A basic meeting agenda and the financial report up to today's date were distributed to attendees. The following agenda was addressed:

- Introduction of the current board members – Oatanisha Dawson
- The Financial Report – Donald Saunders
- A review of 2021 accomplishments and – Oatanisha Dawson
- Identification of wish list items for the community – Oatanisha Dawson
- Collection and tabulation of ballots
- Open forum for questions

Financial Report – Lexington Place currently is projected to have \$43,551 in reserves at the end of the calendar year. The pool, ponds, and landscaping service represents most of our expenses. This year we have about a 94% collection rate for HOA association fees. We are actively working to collect the dues from all homeowners in arrears. We currently have 10 properties that have not paid anything towards the 2021 dues. Based on analysis presented to the board in September by the Treasurer, the board voted to keep annual dues at \$425 for calendar year 2022, due February 15 th . The end of year financial statement will be posted to <https://www.lexingtonplace.org/board-of-directors-meetings>.

2021 Accomplishments:

- The storage area has been totally restructured to accommodate additional equipment
- Updates to security cameras and lighting at the pool and entrance
- The board stepped up enforcement of the covenants, helping to maintain property values

Wish List Items:

- Revitalization of the entrance; adding flowers, new plants, and shrubbery
- Completion of the landscaping on the hill behind the flagpole

Election of the 2021 Nominees:

- Vice President – Chris Ford elected to a 2-year term
- Member at Large – Don Freund elected to a 2-year term
- Member at Large – Daniel Settle elected to a 2-year term
- Secretary – Lindsey Crawford elected to a 2-year term

Open Forum/Questions and Answers

Q: The gate at the tennis court needs to be repaired. How do we get this taken care of?

A: Bring it to our attention. The board will take care of it as soon as we can.

Q: I have children and I'd like to see Lexington Place have some community events. Does the board have anything planned?

A: We currently do not have anything planned. We would be asking for volunteers from the community to help organize and coordinate the event(s).

Note: A couple volunteers attending the meeting stated they would help get something organized.

The board thanks Mr. Sanjay Bhatka for allowing us to hold the annual meeting in his facility. In addition, thank you to everyone who helps our community.

Meeting adjourned at 7:06 pm.

Respectfully submitted, Todd Leiferman

## **LPPOA Board of Directors Minutes of Meeting – November 8, 2021**

Board of Directors Present: Oatanisha Dawson, Donald Saunders, Don Freund, Daniel Settle, Lindsey Crawford

The meeting was called to order at 6:44 pm.

Financial Report – Don Saunders presented the financial report:

- Lexington Place is \$5,000 over budget this year, and has brought in \$7,400 from past dues that have been paid.
- There are four property owners who still owe dues.
- There are currently two property owners who have violations.

Unfinished Business

- Welcome to new members
  - Lindsey, serving as secretary
  - Dan, serving as member at large
- The board discussed first steps when concerns arise, and encourages neighbor to neighbor conversations before involving the board or county.
- The issue of pool cameras was discussed, Lawrence will follow up with ensuring they are functioning properly.
- Pond drainage was assessed- water is moving and not a mosquito issue. Don Freund will look into potential leaks as well as fixing the fountain.

New Business

- The board discussed home modification requests and violations as described in the covenants. Property owners who submitted requests will be contacted with the board's decisions.
- The issue of a pothole in Phase 3 was brought to the board's attention. The road's designation of public vs private is under investigation, with the board gathering documentation. An update on when the county will take over road maintenance in Phases 2 and 3 of Lexington Place will be given at the next meeting.
- The board reviewed the Lexington Place Facebook pages, and determined that email and the website will be the primary means of communication. Lexington Place social media pages will receive a request to be deleted to avoid confusion in the community.
- The board discussed adding community events to their responsibilities, and determined to continue their role upholding the Lexington Place covenants. Going forward, the board will not use their resources to put on community events.
- The decorating of the Lexington Place entrance will take place December 4 this year. Volunteers are welcome to help with setting up the lights and the deer.
- December board business will be conducted via email.

Next meeting will be on Monday, January 10, 2022 at 6:30 pm; location TBA.

Meeting adjourned at 8:38 pm.