

Lexington Place POA Minutes JAN 2022

Call Meeting to Order 6:34

- **Treasurer's Report**
 - Over budget for 2021 by approximately \$5,300 (most of it for new pumps)
 - 4 people still owe dues for 2021, we are working with our lawyer to get letters to them.
- **Old Business**
 - Road Repairs: Glynn County has fixed the discrepancy and is now responsible for the roads in Lexington place; they have been fixing roads as needed.
 - Pool cameras
 - Estimate is \$8,000 to get cameras that will capture license plates from vehicles in the pool area (for pool, parking lot, and storage).
 - Board is looking into if labor/ equipment/ etc are included and how long it will take, as well as getting a third estimate.
 - Board will be looking into the warranty status on current equipment.
- **New Business**
 - Christmas light removal and storage will be taken care of by board members, for next Christmas we will get a timer for the lights.
 - Curb appeal: we understand it's winter and dead grass is not an issue.
 - Political signs: we've had some questions about this- if it has a candidate's name, it will be considered political.
 - Pool
 - Pristine will do maintenance.
 - As furniture breaks, it will be addressed.
 - Aim to open April 1.
 - A few reminders:
 - Regular inspections are mandatory.
 - All children 18 and under need to be supervised.
 - If the rope is broken or not in place, the pool will be shut down. With current supply chain issues, obtaining a replacement rope could result in a long shutdown.
 - Community events/Calendar: board is considering a get to know your neighbor BBQ this summer. If you're interested in planning, please respond and let us know.
 - Board has received a quote from Coastal Landscaping on redoing front area (flowers, rocks, etc).
- **Adjournment: 7:55**

Lexington Place POA Minutes FEB 2022

Call to Order 6:34

- **Old Business**

- We are working with Danger Security to better monitor our neighborhood including the entrance, pool, and storage area.
- Thank you to everyone who paid their dues on time. We are down to three people who owe dues from 2021, who will be taken to court. Unpaid dues from 2022 will be updated at a future meeting.
- People in Member-At-Large roles will be reaching out regarding property issues as needed.
- Pool and Pond: some lighting and wiring has been fixed at the front, remaining issues with flagpole lighting.
- \$1,600 paid for pond work including irrigation, piping, installation.
- Community Events- thanks for those who responded, at this time no plans have been made.
- Coastal Landscaping- will continue to service Lexington Place.

- **New Business: Pool**

- Keys are three years old. To continue ongoing safety measures, the lock will be replaced this year. All Lexington Place property owners who are current on their dues are eligible to receive a new key.
- Pool inspection for this year has been scheduled.
- Pristine will continue to service the pool
- Opening is scheduled for April 1

Adjourned: 7:54

Lexington Place POA March 2022

- **Call Meeting to Order 6:32**
- Treasurer's Report
 - Over budget for February by \$2,500 due to lawyer fees and pond electronics
 - \$275 approved to treat flower beds at entrance
 - Dues should have been paid by Feb 15, 2022 and now have a late fee of \$75
- Old Business
 - Pool
 - New lock has been put on the pool
 - Homeowners who are current on their dues can collect a new key
 - March 25 from 6-8 pm
 - March 26 from 10 am to 2 pm
 - If you are not current on your dues, you can bring a check that day to receive your key
 - Pool has been sprayed for bugs
 - In preparation for pool opening, board is looking at new furniture
 - **A reminder that there is video equipment at the pool, and while there you are being videotaped**
 - Pool opening is scheduled for April 1- October 1
 - Security System has been approved for purchase to include license plate detection, night vision, and remote monitoring
- New Business
 - There are 3 positions on the board opening in October
 - President
 - Treasurer
 - Member at large
 - Street Parking
 - Some residents have reported having trouble getting to their house/ school/ work because cars are parked on both sides of the road
 - Please be considerate of your neighbors, and if you are experiencing an issue, feel free to ask your neighbors to move vehicles that are blocking your way
- **Meeting adjourned 7:45**

Lexington Place POA April 2022

- Call Meeting to Order 6:34
- Treasurer's Report
 - Over budget \$6,500 in March due to
 - Security system
 - Pool furniture
 - New keys
 - 15 Properties haven't paid their 2022 Dues
 - Past due invoices have been sent out
 - Any payment not received by June 1 will be followed up with an attorney letter to go to court
- Old Business
 - Keys have been passed out
 - New furniture is at the pool
- New Business
 - If you have something parked in storage inappropriately, unregistered, or taking up more than one space, it will be towed
 - Now that winter is over, yard issues need to be addressed. Please remember we live in a community with covenants and bylaws, and curb appeal is important to maintain property values.

Meeting adjourned at 7:25

May 2022 Lexington Place POA Meeting

Members present: Chris Ford, Dan Settle, Don Freund, Don Saunders, Oatanisha Dawson, Lawrence Gipson, Lindsey Crawford

Began 6:38

Finance Update

- We were under budget for April, but still need to pay for flowers at the front gate (delayed to supply chain issues) and finish paying for our updated security system.
- As of May 9, there were 10 properties have outstanding dues that need to be paid.

Old business

- Security camera system has been installed.
- A reminder that if people hang on the dividing rope in the pool and it breaks, the pool can be shut down.
- Keys distributed at May 9's meeting.

New business:

- The county is picking up the broken pool chairs.
- Please remember we live in a community with covenants and bylaws, and curb appeal is important to maintain property values.

Next meeting is August, any pressing matters can be emailed to the board. 15 new brown chairs have been added to the pool- enjoy your summer!

Lexington Place POA Minutes JUN 2022

Thank you for attending our Open Community meeting held on Thursday, June 16. Here are a few takeaways:

- 18 out of 171 households present
- Annual dues may increase, though they currently remain unchanged
- Pool safety and care for all other recreational zones is all our responsibility. See something, say something.
- Curb appeal impacts property value and property value is a priority. Address concerns in a timely fashion.
- Abide by speed limit of 25 mph.
- Our roads are public. Report all road repairs to:

Ben Pierce, P.E. Manager

4145 Norwich Street Ext

Brunswick, GA 31520

Website-<https://www.glynncounty.org/464/Right-Of-Way-Maintenance>

Phone: 912- 554.7744 (Mon-Thurs), 7am-5pm

Thank you, and have a great rest of your weekend!

Lexington Place POA

Lexington Place POA Minutes JUL 2022

Began at 6:30

Open Discussion

- Spoke with individual homeowners to address citations and fines

Finance

- Covered updates from treasurer
- Discussed various properties and associated fines

Meeting closed at 7:15

Lexington Place POA Minutes AUG 2022

I. Call Meeting to Order 6:38

a) Attendance: Dr. Dawson, Don Freund, Don Saunders, Lindsey Crawford, Dan Settles.

Lawrence Gipson

b) Review of Minutes

II. Treasurer's Report, over by \$9,000 last month, \$14,000 for the year, have 6 properties past due on annual HOA dues, expect a budget for next meeting. Fees for pond maintenance and trash have increased.

a) Annual dues, liens, other.

III. Old Business

a) Homeowner violation letter updates

Starting 8/15 any home not keeping with covenants and bylaws will receive a violation letter

Guard shack lights needed to be replaced

Timer on storage yard to be repaired

b) Pool update: holes have been patched, interior has been painted, new faucets have been installed in both restrooms

c) Other unaddressed old business

IV. New Business

a) Covenants and Restrictions are on our website, cannot be changed without $\frac{2}{3}$ of all homeowners approving the change (link included)

b) POA Board seats to open: President, Treasurer, Member at Large. If you are interested in any of these positions, please respond to the email (put at top of email)

c) Pool painting has been completed, closing date – Oct. 3

d) Other new business

Next Meeting: Sept. 12 @ 6:30pm (2 nd Monday monthly)

Meeting dismissed: 7:33

Lexington POA Board Meeting SEP 2022

I. Call Meeting to Order 6:38

- a) Attendance: Don Saunders, Don Freund, Lindsey Crawford, Oatanisha Dawson, Dan Settle
- b) Review of Minutes: no corrections to previous minutes

II. Treasurer's Report

- a) \$400 over budget for August
- b) 6 homeowners overdue on payments
- c) looked at projected budget, will increase from \$425 to \$450

III. Old Business

- a) Homeowner violation letters addressed
- b) Other unaddressed old business
- c) Pool closing date – Oct. 3
- d) POA Board seats to open: President, Treasurer, Member at Large

IV. New Business: Annual Meeting Oct 3, 6:30

- a) Will have annual budget report
- b) Greetings from board members
- c) Vote

Meeting dismissed 7:32

LPPOA Annual Meeting of Property Owners Minutes of Meeting – October 3, 2022

Board of Directors

Present: Oatanisha Dawson, Lawrence Gipson, Donald Saunders, Don Freund, Dan Settle, Lindsey Crawford

Absent: Chris Ford

Properties Represented (including board members):

432 Freedom Trail	570 Freedom Trail	221 Liberty Sq
28 Patriot Ct	611 Freedom Trail	384 Freedom Trail
412 Freedom Trail	26 Patriot Court	197 Liberty Sq
114 Vermont Ct	108 Connecticut Way	171 Liberty Sq
123 Liberty Sq	12 Pilgrim Lane	108 Connecticut Way
628 Freedom Trail	220 Liberty Sq	571 Freedom Trail
565 Freedom Trail	216 Liberty Sq	

- I. The meeting was called to order at 6:37 pm by Oatanisha Dawson, HOA President.
- II. Treasurer's Report by Don Saunders
 - A. We are about \$15,000 over budget for this year
 - B. We anticipate having roughly \$40,000 by the year's end
- III. Community Updates
 - A. Pool closed today, October 3
 - B. Storage spots are available by request only, once granted you will be given a key to have access
 - C. Camera systems had to be replaced, new system is better for monitoring both the pool and vehicles exiting and entering Lexington Place
 - D. Questions/ Discussions
 1. Question: Can we close the gates to Lexington Place?
 - a) Answer: We cannot, the builder deeded the roads to the county
 2. Question: Why do the fountains keep having issues?
 - a) Answer: The ponds aren't deep enough so sediment builds up
 3. Question: What do I do about sinkholes?
 - a) Answer: Call the county
- IV. Board Elections
 - A. Open seats: President, Treasurer, Member At Large
 - B. Current member roles
 1. Heard from each of the current board members on their role on the board as well as their day jobs/ lives

- C. Nominees
 - 1. Heard from present nominees on why they are running for the positions
- D. Voting
 - 1. Ballots cast
 - 2. Ballots counted by board members not up for reelection
 - 3. Board members announced
 - a) President: Oatanisha Dawson elected to 2 year term
 - b) Treasurer: Don Saunders elected to 2 year term
 - c) Member at large: Lawrence Gipson elected to 2 year term
- V. Meeting adjourned at 7:32 pm

POA meeting minutes can be found at

<https://www.lexingtonplace.org/board-of-directors-meetings>

Lexington Place POA Board Meeting November 14, 2022

Board Members Present: Oatanisha Dawson, Don Freund, Dan Settle, Lindsey Crawford, Lawrence Gipson

Board Members Absent: Don Saunders

Meeting Called to Order: 6:37

Financial Report: Treasurer (Don Saunders) was not present, so the President (Oatanisha Dawson) presented the financial report. Three homes are still making payments on overdue fees. Our end of year balance is roughly \$45,000. The board assumes maintaining the pool during the off season will be more cost effective than when it is open, and is looking into maintenance costs when the pool is open versus closed.

Old Business

Review of minutes: No changes to be made to minutes from either the last board meeting or October's open board meeting.

New Business

Board reviewed Section X in the Covenants that outlines the duration of said covenants. Our covenants expire 20 years after being initially approved, then renew automatically every 10 years provided no changes are made. In order to change the covenants, a majority of homeowners (not just those present at a meeting) need to approve the changes, which then require court approval. At this time there are no changes to the covenants.

Homeowner Grievance and Hearing Request

Homeowners can request a hearing committee to hear their grievances. In accordance with the bylaws, the board is assembling a committee to serve that purpose.

Open Seat

The Vice President stepped down from the board. With board terms being two years, Don Freund volunteered to serve the remainder of the term and was appointed to do so. The board is seeking a volunteer to serve one year as a member at large and is reaching out to people who have previously volunteered.

Landscaping

The palm trees at the front gate are in need of attention. We received a quote of \$1,250 and expect work to be completed by Thanksgiving.

Homeowner Concerns

Response time: Please allow 48 hours for a response from board members. This is a volunteer position and most of us have many other obligations.

Speeding: Several people have brought up cars speeding in the subdivision. We are getting signs to post around the neighborhood and are contacting some home owners.

Board member citations: board members are not exempt from the rules, and receive citations and fines just like everyone else.

Vacant lots: The owners of any property (built or not) in Lexington Place are responsible for maintaining their lots.

Mail missing/ getting delivered to the wrong house: Many thanks to all the wonderful neighbors who tracked down the correct owner when something was accidentally delivered to the wrong house. We have been in touch with the post office and there are several new carriers, as well as some carriers who are out with the flu. They apologize and appreciate everyone's patience.

Road work orders: The board is aware of an issue brought to our attention and have already communicated with the county. As a reminder, these roads are maintained by the county. Any time you see an issue, you can contact them. This is their website: [Public Works | Glynn County, GA - Official Website](#)

Lighting: We are reviewing lights and trying to replace and install new lighting in the neighborhood. We are in contact with several suppliers as we work to get everything back online.

Decorations

We will be decorating the front of Lexington Place on December 3 at 10 am. We would love for you to join us!

Meeting Adjourned 8:02pm

Next Meeting: December 12 at 6:30pm

Lexington Place POA Special Board Meeting November 20, 2022

Board members present: Oatanisha Dawson (president), Don Freund (vice president), Don Saunders (treasurer), Lindsey Crawford (secretary), Lawrence Gipson (member at large)

Board members absent: Dan Settle

Meeting called to order at 4:06pm

The board reviewed section 6, article 1 of covenants.

The board also reviewed minutes from the last meeting and approved them.

The board voted on an official Lexington Place letterhead, and a design was approved.

The board reviewed:

- Homeowner mailbox request
- Homeowner fence request
- Homeowner flag request
- Homeowner driveway request

A hearing committee has been created and approved, consisting of former board members Mr. Clark, Mr. Luukkomon, and Mr. Leiferman

Meeting was adjourned at 4:32pm

Lexington Place POA Board Meeting December 12, 2022

Board Members Present: Oatanisha Dawson, Don Freund, Dan Settle, Lindsey Crawford, Lawrence Gipson, Don Saunders, Christina DeLoach

Board Members Absent:

Meeting Called to Order: 6:35 pm

Special Committee

Many thanks to the hearing committee for volunteering their time to serve in this role. The members are:

- Todd, served for 5 years as secretary
- Randy, served at various times as treasurer and vice president
- Steve, served as president, vice president, and member at large

President Oatanisha Dawson read page 9 of the Lexington Place covenants, which governed the proceedings. On November 9, a resident requested a hearing. The committee was put together to hear resident concerns with board decisions, and the resident was notified by both email and certified mail. The committee listened to the resident's complaints, and examined the evidence presented to them. The resident retracted the request for any action on the part of the committee.

Special committee adjourned at 7:07 pm.

New Member Appointment

Christina DeLoche volunteered for the member at large position. She has lived in Lexington Place for 7 years and wants to be an integral part of the community. Board unanimously approved. Her term will end October 2023.

Financial Report

Treasurer Don Saunders shared that we were over budget by about \$1,500 in November and roughly \$16,000 over for the year. Don is working to collect past due balances from four homeowners. Our goal for the coming year is to build up financial reserves in case of an emergency.

Old Business

Review of minutes: No changes to be made to minutes from either the last board meeting.

New Business

- Homeowner requested addition to fence, was approved
- On 1/13/23, any trailers, cars, or boats in the storage yard without up to date registration and proper documentation will be towed at owner's expense
- Homeowner will be fined for damage to lighting at LP entrance
- Board is pulling video footage for vehicle that hit a homeowner's mailbox and another homeowner's vehicle
- In the off season, pool maintenance cost will be reduced to \$450/ month
- Complains have been made about cars speeding- if you see this, please call the non emergency police department number, if they receive enough complaints we anticipate they will come out

Meeting adjourned 7:39 pm