

**The Club Homeowners Association
Board of Directors Meeting
Thursday, May 4, 2023
General Session Minutes
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Board Members Present Maureen Schell, President
Bill Mcleod, Member at Large
Stephen Lauria, Vice President
Tim Harrison, Treasurer

Board Members Absent Michelle Huber, Secretary

Seabreeze Management Company Kathy Cabrera, Community Manager
Courtney Chastain, VP of Community Management

1. Call to Order The Board of Directors General Session Meeting was called to order at 7:04 pm.

2. Executive Session Disclosure Items discussed in the Executive Session held on May 4, 2022, were approval of executive minutes, delinquency matters, legal matters, and homeowner violations.

3. Owner Forum There were eight (8) homeowners present.

4. Consent Calendar Management presented to the Board the Consent Calendar that included:

- Approval of April 6, 2023, General Session Minutes.
- Approval of the monthly financials for March 2023
- Approval of the following accounts to pre-lien: none at this time
- Approval for the following accounts to Lien: none at this time.
- Approval for the following accounts to go to Attorney: 320-0496
- Approval for Foreclosure: None at this time.
- Approval for Tax and Audit Ratification

After a full discussion, a motion was made by Bill Mcleod, seconded by Tim Harrison, and unanimously carried approving the consent calendar as presented.

5. Unfinished Business

a. Watering the Parks A short discussion was made by Tim Harrison regarding watering the parks. No motion was needed.

6. New Business

a. Annual Meeting Date & Election Rule Change Management made the announcement the Annual Election Meeting date is November 2, 2023. The Election Rules have been changed in 2022 by adding Acclamation voting. No motion was needed.

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- b. June Meeting Date** Management presented to the board the request from Management to move the June 1st meeting date to June 8th, 2023. After a full discussion, a motion was made by Bill Mcleod, seconded by Maureen Schell, and unanimously carried approving to move the June meeting date as presented.

7. Committee Reports

- a. Architectural Committee** None at this time, no action is needed.
- b. Courtside Committee** After a full discussion, a motion was made by Tim Harrison seconded by Bill Mcleod, and unanimously carried approving the Courtside Committee Minutes of April 12, 2023.
- After a full discussion, a motion was made by Stephen Lauria, seconded by Bill Mcleod, and unanimously carried approving the recommendation from the Courtside Committee to defer the Courtside 2023 painting project to 2024 as presented.
- After a full discussion, a motion was made by Tim Harrison, seconded by Bill Mcleod, and unanimously carried approving the recommendation from the Courtside Committee to contact the preferred vendor and inquire if they would be willing to contract work now per proposal prices, but not perform the work until 2024 or explore payment plan.
- c. Landscape Committee** After a full discussion, a motion was made by Tim Harrison, seconded by Bill Mcleod, and unanimously carried approving the Landscape Committee Minutes of April 14, 2023.
- d. Finance Committee** After a full discussion, a motion was made by Stephen Lauria, seconded by Bill Mcleod, and unanimously carried approving the Finance Committee Minutes of April 2023.
- e. Single Family Committee Minutes** None at this time.
- f. Vista Committee Minutes** After a full discussion, A motion was made by Maureen Schell, seconded by Bill Mcleod, and unanimously carried to approve the Vista Committee minutes dated April 11, 2023, as presented.

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After a full discussion, a motion was made by Bill Mcleod, seconded by Tim Harrison, and unanimously carried to approve the Vista Committee recommendation to approve supplemental concrete as presented.

After a full discussion, a motion was made by Stephen Lauria, seconded by Bill Mcleod, and unanimously carried to approve the Vista Committee recommendation to increase the reserved parking space cost from \$35.00 to \$50.00 a month as presented.

8. Emergency Items to Discuss After a full discussion, a motion was made by Tim Harrison, seconded by Bill Mcleod, and unanimously carried approving the fence repair at 730 Gettysburg in the amount of \$975 as presented.

9. Next Meeting The next Board of Directors meeting is scheduled on Thursday, June 8, 2023, at 6:00 Executive and 7:00 General Sessions, location to be determined.

10. Adjournment There being no further business to come before the Board of Directors in General Session, the meeting adjourned at 7:45 pm.

Certificate of Authenticity

I, William McLeod, hereby certify that the foregoing is a true and correct copy of the General Session minutes of the Board of Directors held on the above date.

William McLeod	President	<div style="border: 1px solid black; border-radius: 5px; padding: 2px; display: inline-block;"> <small>DocuSigned by:</small>  <small>DA9769848881492...</small> </div>	6/9/2023
<small>Printed Name</small>	<small>Title</small>	<small>Signature</small>	<small>Date</small>