

RHODEN HILL HOMEOWNERS ASSOCIATION  
MINUTES OF THE BOARD MEETING  
November 8, 2023

The meeting was held at the management office, 1990 Village Green Way Suite 3. A quorum was established with Board members Margaret Mooney, Frank Simons and Mitch Drew in attendance and the meeting was called to order at 1:32pm.

The financial report as of November 2<sup>nd</sup> was reviewed and it was requested separate line items be created on the balance sheet for the reserve funds.

The entrance keypad damage caused by a WastePro truck was discussed and it was requested a certified letter be sent after the repair invoice was received.

2024 Budget: The proposed 2024 budget was reviewed and one correction to add Reports to the Professional Fees line item was noted.

Motion to approve the 2024 budget with correction: Margaret Mooney

Second: Frank Simmons

Vote: All in favor

The annual meeting date was set for Monday January 8, 2024 6:00pm at Momo's Pizza and it was suggested the annual letter and dues notice be sent together with the meeting notice.

The minutes from the September 7<sup>th</sup> meeting were reviewed.

Motion to approve the minutes: Mitch Drew

Second: Margaret Mooney

Vote: All in favor

Two estimates for washing the entrance gates were discussed along with whether the columns, sidewalks and other items needed to be washed. It was suggested that just the vertical items be washed and the Board planned to look at the entrance to verify before approving the estimate from Seminole Softwash. A possible camera at the gate was discussed and options for a wireless camera were requested. Other items discussed included the entrance landscaping and pinestraw, screening of a pool, and renewal of the management contract. The raised areas of the sidewalks were discussed and a meeting with the contractor was scheduled to get the areas repaired under warranty.

The issue of a truck trespassing on the conservancy from an adjacent property was raised and a sign was suggested along with a barrier to stop access. The Board decided to start with signage first. The status of the burn options for the conservancy was reviewed and an estimate was requested for mowing the fire break path six times per year. The decision on this mowing will be made after the estimate is reviewed. The architect indicated he was no longer interested in performing the new house plan reviews so options for performing the reviews were explored including not using an architect, having a builder review the plans and finding another architect. Bids from other Architects were requested and this matter will be discussed again at future board meetings.

Meeting adjourned at 2:50 p.m.