


Oantucket Preservation Association, Inc.
HOA Board of Directors Meeting
Location: by Zoom
5:30 PM 12 October 2021
MEETING MINUTES

1. **Quorum Call:** 5:30 PM, Board members present: Ward Wells, Bernie Bernard, Kevin Griffin, ~~Travis Tatum~~, Stephanie Leatherwood. *Quorum was met.*
Visitors: ACC chair- Paul Wolfe, BHHS ~~Briley Blackshear, Suzan Reed~~, Karrie Cooper.
2. **Prior Board meeting minutes:** Minutes of 24 August 2021 were approved.
3. **HOA Mgmt report (BHH):** no report.
4. **HOA Committee reports (Lead):**
 - a. *Financial & Dues (Travis):* Cash flow is normal. Bank balance as of 30 September is **\$103,169**. Ward proposed that we consider raising the annual dues by \$25 to \$325. The reason for the increase is to cover increased annual landscape maintenance costs. We will vote in November on a 2022 budget that antiquates a \$50, 000 to \$55,000 line item for landscape maintenance.
 - b. *Landscape Maintenance (Kevin):* Kevin reported on our recent termination of the landscape maintenance contract for cause. We are now engaging Grass Roots on a temporary, as needed, month by month basis until we go out for bid for next year's maintenance contract.
 - c. *Capital Improvements (Kevin):* no report.
 - d. *Architectural Control (Paul):* We had an extended discussion about the Summerlin Lots One and Two, Block One, Snug Harbor, Phase II, with the intention to resolve and enforce cure of violations of any restrictions from construction on those lots. Ward read to the Board a letter that he had received from Mr. Summerlin, in which he expressed an acknowledgement and desire to operate in good faith with the Board to resolve issues, and also a desire to enhance elements of the Commons. We decided to draft a letter to Summerlin about covenant violations by combining the best parts of two letters already drafted independently from each other. **Bernie** will produce this combined draft by working with **Paul**, and then bring the resulting draft to the Board for consideration.
 - e. *Planning & Traffic (Ward):*.no report.
 - f. *Lake & Park (Bernie):*.no report.
 - g. *Web Site (Bernie):* No report
 - h. *Newsletter (Stephanie):* Stephanie presented a draft newsletter via Zoom, which the Board thought was excellent. We decided to consider a quarterly issue.
5. **Other business:** none
6. **Next Board meeting:** 07 December at 5:30 PM at TDI-Brooks (14391 S Dowling Rd) and by ZOOM (Meeting ID: 979-220-3804, password: 0)
7. **Adjournment** 6:25 PM


Bernie B. Bernard, Secretary