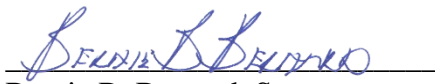


Nantucket Preservation Association, Inc.
HOA Board of Directors Meeting
Location: TDI-Brooks, 14391 S Dowling Rd
5:30 PM 17 May 2022
MEETING MINUTES

1. **Quorum Call:** 5:30 PM, Board members present: Ward Wells, Bernie Bernard, Kevin Griffin, ~~Travis Tatum~~, Stephanie Leatherwood. *Quorum was met.*
Visitors: BHHS (HOA Manager) - Cheyenne Gonzalez.
2. **Prior Board meeting minutes:** Minutes of 08 February 2022 and 06 March 2022 meetings approved.
3. **HOA Mgmt. report (BHH):** no report.
4. **HOA Committee reports:**
 - a. Financial & Dues: Cash flow is normal. Bank balance as of 30 April is **\$141,969**. There are 7 delinquencies. The Board approved the sending of demand letters to those more than one year in arrears on HOA dues.
 - b. Landscape Maintenance: Kevin reported the need to re-convey the contracted obligation for the grounds maintenance contractor to regularly clear the brush along the concrete spillway toe.
 - c. Capital Improvements: no report.
 - d. Architectural Control: Ward led a discussion of the idea of hiring an ACC chair on retainer for heading the ACC. Ward's plan is to call the current ACC together to get a consensus opinion. Ward also presented an Agreed Resolution of Encroachments Violations document that the Board had issued and with the signature of the homeowner (attached). Cheyenne and Stephanie plan to drive the Nantucket neighborhood streets together to discuss various potential issues.
 - e. Planning & Traffic: no report.
 - f. Lake & Park: no report.
 - g. Web Site: no report.
 - h. Newsletter: Stephanie expressed her intention of getting the newsletter going.
5. **Other business:** Ward reported that we have no further info on the Trent Thomas purchase of any lots at the entrance.
6. **Next Board meeting:** 5:30 PM 12 July 2022 at Bernie Bernard's home (4560 Pelicans Point Cove).
7. **Adjournment:** 6:27 PM


Bernie B. Bernard, Secretary