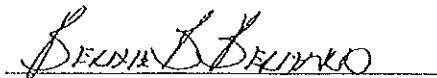


Nantucket Preservation Association, Inc.
HOA Board of Directors Meeting
Location: TDI-Brooks, 14391 S Dowling Rd
5:30 PM 12 July 2022
MEETING MINUTES

1. **Quorum Call:** 5:30 PM, Board members present: Ward Wells, Bernie Bernard, Kevin Griffin, Travis Tatum, Stephanie Leatherwood. *Quorum was met.*
Visitors: Paul Wolfe.
2. **Prior Board meeting minutes:** Minutes of 17 May 2022 meeting approved.
3. **HOA Mgmt. report (BHH):** no report.
4. **HOA Committee reports:**
 - a. Financial & Dues: Cash flow is normal. Bank balance as of 30 June was \$131,800.
 - b. Landscape Maintenance: Kevin will talk to our contractor, GrassRoots, about the need for annual tree trimming/pruning and to improve the quality of their regular mowing of the ROWs. The mowing of the park looks great.
 - c. Capital Improvements: We agreed on a \$40,000 budget commitment for this year to start development of a nature playground in the park. We intend to put in a first phase of playground elements this year, and add more in future years.
 - d. Architectural Control: Paul Wolfe participated in a discussion of how best to manage the ACC. We also discussed the possibility of changing attorneys. Paul suggested that we try to combine our various covenants into one document before we try to modernize all the sets of existing deed restriction documents, and that we should work to add the authority to fine ACC violators to our covenants.
 - e. Planning & Traffic: no report.
 - f. Lake & Park: see *Capital Improvements* report above.
 - g. Web Site: no report.
 - h. Newsletter: Stephanie said that she was getting positive feedback on the newsletter, and we agreed that a quarterly issue was the best frequency.
5. **Other business:** none.
6. **Next Board meeting:** 2 PM 23 October 2022 at Bernie Bernard's home (4560 Pelicans Point Cove).
7. **Adjournment:** 7:08 PM


Bernie B. Bernard, Secretary