



BOARD OF DIRECTORS MEETING

Minutes
May 27, 2026
8:00-10:00 PM
ZOOM

Join Zoom Meeting to be

- 8:00 I. **CALL TO ORDER: 8:02 pm**
Board members present: Andy Little, , Casey Page, Kim Shimp, Brooke Elkon
Action: Christine Altieri, Charmaine Moran
- 8:00 II. **EXECUTIVE SESSION DISCLOSURE**
A. Executive Session was delayed due to Board Training and will be available at the next meeting.
- 8:05 III. **CONSTABLES REPORT, Chief Kitchens**
Chief reviewed statistics in detail. Report will be placed online. Discussion regarding the police substation. Completed and awaiting furniture to become operational. Helipad has been utilized.
- 8:10 IV. **FINANCIAL UPDATE, Charmaine Moran**
Charmaine reviewed the financial report in detail. Report will be placed online.
- 8:20 V. **CONSENT CALENDAR**
A. Approval of Board Meeting Minutes of 03/25/26
MOTION (Brooke) SECOND (Casey) Motion carries (Unanimous)
B. Acceptance of Financial Statement for the period ending: January/February/March 2026
MOTION (Brooke) SECOND (Casey) Motion carries (Unanimous)
C. Ratify approval of HOA invest (Approved with Consent Agenda approval)
D. Ratify approval of Cagel & Pugh attorney (Approved with Consent Agenda approval)
E. Ratify official shared drive (Google Space) (Approved with Consent Agenda approval)
- 8:25 VI. **COMMITTEE REPORTS**
A. Communications committee is reinstated
B. Board Liaison realignment for committees
Tabled. Board will discuss charter of committees before realignment.
C. ACC charter review
Tabled.
- 8:35 VII. **UNFINISHED BUSINESS**
A. Monument at Lakeside Lots
Awaiting delivery of signs. Install date is anticipated to be soon.
B. CCR Vote
Current vote count is over 600 votes. 2700 needed. Weekly reminders will continue to be sent.
C. Reserve Study
Christine will meet with the firm on Friday (May 29) and will have an update.
D. Outstanding collection
Fines are being paid. Responses to delayed fines from Essex have been communicated and late payments are expected to be resolved. Brief discussion regarding continuing to take larger fines to small claims court resulted in the board desiring a review of accounts receivable in executive session.
E. Audits: posting of completed
Discrepancies with the 2023 and 2024 audits are being reviewed. Incorrect information provided for initial audit will require further research. Posting of completed audits 2020, 2021 and 2022 will be on the resident portal in SNAP and a link on the HOA website.

8:45 VIII. NEW BUSINESS

- A. Discuss e-mail/communication Retention Policy, Social Media Policy and Code of Conduct
Moved to executive session.
- B. Discuss Bylaw update- defining/clarifying “director” & allowable candidates
Moved to executive session.
- C. Community Communications, Calendar & Signage
Discussion regarding basic signage, calendars and community communications. Charmaine will research the cost of TV monitors to place in the pavilion, dog park and small pool. Communications committee will create a bi-monthly upcoming events announcement to be sent in email blast.
- D. Management Update- Charmaine
“Compliance in a Nutshell” has been sent weekly in hopes of improving compliance education. Welcome Committee will include information in all welcome packets. Fieldcrest Park underlayment was not installed correctly and will be replaced. Park is safe for children, and will be redone as soon as possible. Fieldcrest traffic is being addressed with lighted signage that is enforceable by constables, and a survey of Fieldcrest resident only survey will be conducted for additional possibilities. Additional manager report items can be viewed in the full report posted online. All ACC requests, fee/fine waivers and open compliance issues have been addressed.

9:00 IX. SCHEDULE NEXT MEETING: June 24, 2026

X. ADJOURN.

MOTION to adjourn (Kim) SECOND (Casey). Motion passes, meeting adjourned 9:00pm.

EXECUTIVE SESSION MEETING MINUTES

1. Delinquencies

- a. 50 properties received demand letters from Essex in October 2025 these are continuing for assessment liens. 27 for expediated foreclosure. MOTION to approve to move forward with assessment liens and foreclosures (Kim) SECOND (Casey). Motion passes (unanimous).

Assessment Liens / FC Account Numbers

31801, 57501, 08301, 69501, 56901, 44401, 96001, 82801, 73101, 89901, 07201, 22901, 93702, 76501, 31001, 19001, 86701, 31701, 01301, 64202, 20501, 40101, 67601, 80401, 21801, 18401, 82201, 87301, 44401, 71202, 61401, 25301, 12201, 69601, 77001, 66801, 56701, 22301, 00701, 38801, 23301, 54101, 78703, 45701, 23301, 48801, 32901, 40601

67501, 56601, 14301, 23001, 10801, 24601, 44301, 86701, 96201, 01701, 19501, 33901, 06900, 61101, 43401, 88001, 33701, 22801, 95701, 94901, 24201, 62801, 08501, 22501, 88101, 75301, 63501

- 2. Communication Retention Policy
 - a. Discussion regarding communication retention policy resulted in board agreement that email communication should be retained and formalized.
- 3. Social Media/Code of Conduct
 - a. Policy to be created by lawyers
- 4. Charters for committees
 - a. Charters and regulations for committees need to be outlined