

## **HAWTHORN VILLAGE HOA BOARD MEETING**

**Meeting Date: 9/12/22 in person and via Zoom**

**Present:** Nancy Parrot, Shevi Beketic, Mark Poole, Rick Torrence, Stan Kelly, Michael Biddinger and Amanda O'Daniel with MBRE,

**Homeowners:** Bill Deupree

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### **Nancy Called the meeting to Order @ 6:00 pm**

- The Board recognizes the resignation of Allyson Collins from the HOA Board of Directors and thanks her for her service to the Hawthorn Village HOA community

**Approval of August Meeting Minutes:** August minutes were reviewed. A motion to approve was made by Stan and seconded by Mark. Approved unanimously.

**Financial Report:** Amanda gave the financial report. Shevi made a motion to accept the Financial Statement. Nancy seconded the motion. Acceptance approved unanimously.

- The following people will be removed from the First Fidelity bank account:
  - Kendall Phillips
  - Richard Howell
  - Allyson Collins

This motion was made by Mark, Seconded by Stan, and passed unanimously

- The following people will be signers on the First Fidelity bank account:
  - Shevi Beketic
  - Nancy Parrot
  - Mark Poole
  - Rick Torrence
  - Sydney Farris

This motion was made by Shevi, seconded by Rick, and passed unanimously

- The following person will be removed from the Weokie bank account:
  - Allyson Collins

This motion was made by Stan, seconded by Shevi, and passed unanimously

- The following person will be on the Weokie bank account:
  - Nancy Parrot
  - Shevi Beketic

This motion was made by Shevi, seconded by Rick, and passed unanimously

### **Old Business:**

- An extensive discussion was had regarding the CC&R changes for rental properties.
- Rick Torrence, Mark, and Stan will analyze all governing documents and will make suggestions as to what they feel should be done to limit the rentals to 20% and deny short term rentals. Michael will provide sample amendments on rental restrictions. A vote on their presentation will be done at the next Board meeting.
- A discussion on the necessity of seeking legal counsel regarding the rental restrictions was had.
- The Board had further discussion about if the names of Homeowners who are delinquent on their dues should be included in the minutes and on the website. This discussion was tabled until a later date.
- Sydney has begun getting the information to update the HOA directory. The Board of Directors wants all Homeowners to know that this directory information is not given to any outside sources and is only distributed within the neighborhood. It was decided that the names of Homeowners

must be listed in the directory. If the Homeowner chooses to also list a long-term Tenant that can also be done. It will be a secondary listing and will be labeled as tenant.

#### **New Business:**

- Amanda submitted the managers report that MBRE received four phone calls/emails from Homeowners since the last Board of Directors meeting. It was reported that all inquiries and issues have been addressed and/or taken care of.
- A motion was made and passed unanimously to purchase up to 10 gallons of fence stain while it's on sale. It was decided that the Board of Directors would ask for volunteers from within the neighborhood to paint the fences in lieu of hiring a contractor.
- MBRE will verify the HOA responsibilities regarding the fences as described in the governing documents.
- Amanda will begin obtaining bid for the coming year's landscaping contract and look into bids for yard chemical treatments from a separate company.

#### **Homeowner Comments:**

- Complaints have been made by homeowners regarding a commercial van that is being parked in the street on Bald Cypress. Amanda will address this issue by sending a letter to the homeowner stating the van must be parked only in their driveway.
- Bill Deupree suggested planting pampas grass to block the view of the irrigation system control panels. A motion was made and passed unanimously to allow Bill to purchase 4 one-gallon plants to be placed there. He will be reimbursed by the HOA.

The next meeting is scheduled for October 10, 2022 at 6:00.

Formal meeting adjourned at 8:00.

The Board of Directors went into executive session.

- Noted for the minutes that Rick Torrence will now serve as the Vice President.

Respectfully Submitted,

**Amanda O'Daniel, Property Manager**