

TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
ANNUAL MEETING – VIA TELECONFERENCE
7:18 P.M. ON JUNE 13, 2023

The Board of Directors of the Tanyard Springs Homeowners Association met via teleconference on June 14, 2023. The following persons were in attendance:

BOARD OF DIRECTORS

Thomas Trower, Treasurer
Alysha Jackson, Vice President
Don Sickenberger, At Large

Alyssa Shirk, President
Rosie Rivera, Secretary

OTHERS

Cheryl Brownell, Assistant Treasurer
Shireen Ambush, Abaris Realty

Mark Moorman, Abaris Realty
Kaitlyn Ambush, Abaris Realty

HOMEOWNERS PRESENT – Pat Warner, Michael Warner, Mike Brown, Tomeka Holmes, Mike Stearns

REGULAR SESSION

CALL TO ORDER

Alyssa Shirk called the Annual Meeting to order at 7:21 p.m.

PROOF OF QUORUM/NOTICE

Shireen Ambush attested that over 15% of the common interest is represented in person, by proxy, or by electronic ballot at this meeting and therefore quorum has been established pursuant to Bylaws Article III Meetings of Members, Section 3.5 Quorum. In accordance with Article III, Section 3.4, notice was sent to all homeowners on March 23, 2023, and May 16, 2023, via physical mailing and 5 reminder notices via Frontsteps.

MINUTES

The minutes of the 2022 Annual Meeting were reviewed by the Board. Alyssa Shirk made a motion to approve the 2022 Annual Meeting minutes as written. The motion was seconded by Rosie Rivera and carried unanimously.

ELECTION OF DIRECTORS

Shireen Ambush stated that there are 4 positions on the Board that are expiring. Four homeowners will be elected to serve out the 2023-2025 term. The term for Alysha Jackson, Alyssa Shirk, and Thomas Trower are expiring, while Rosie Rivera, Jeremy Lezama, and Don Sickenberger will remain on the Board. The Board received 3 nomination applications from Alyssa Shirk, Alysha Jackson, and Jonathan Trent-Carlson. Shireen Ambush called for nominations from the floor, at which time Michael Brown nominated himself.

Shireen Ambush also noted that an additional vote to reduce the Board size to 5 members will be included in the Annual Election Vote. If the vote to decrease the size of the Board from 5 to 7 members passes, then the two (2) candidates with the highest number of votes will win the election. If the vote to decrease the size of the Board does not pass, then the four (4) candidates receiving the highest number of votes will win the election.

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Shireen Ambush reiterated the voting process and mentioned that homeowners will have until 11:59 p.m. on June 13, 2023, to vote via Election Buddy. Following the close of the voting Election Buddy will certify the votes and provide the results to the Board and Management in the morning. After which candidates will be informed of their status and request to accept their position, after each candidate's acceptance a notice will be sent to the community via Frontsteps, and their duties will start at the next meeting scheduled for July 11, 2023.

PRESIDENT'S REPORT

Alyssa Shirk provided the President's Report, which is included as an attachment to the minutes.

OPEN FORUM

Tomoka Holmes commented on the visitor parking on Glenside Drive, and the need to restripe the parking stall lines as they are faded.

Mike Brown thanked the Board for their service and encouraged the Board to consider hybrid meetings. Mike noted that the dog park has bare areas with dirt that create a huge mud pit when it rains.

Pat Warner commented on the subject of hybrid meetings and inquired what the advantages of having hybrid meetings if only a few residents will attend the in-person meetings. Pat also suggested to the Board to enhance their communications to the community so to increase participation on the Board. Pat inquired if the vote to decrease the size of the Board will affect this years' election or next. Shireen Ambush confirmed that the

Michael Warner commented that the holiday decorations for 2022 were well received by the community and he encouraged the Board to continue the decorations for 2023. Michael also echoed Pat's comments on hybrid meetings and noted that it is easiest to have an online meeting platform to encourage the largest number of participants.

Mike Stearns requested an update on the new application to replace Frontsteps as owners still cannot see their HOA bills online.

NEXT MEETING – Tuesday, July 11, 2023.

ADJOURNMENT

Alyssa Shirk adjourned the Annual Meeting at 7:53 p.m.

SIGNATURE

DATE

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PRESIDENT’S REPORT:

In the past year, the Board has done a lot of work to make progress on the sink holes and drainage issues. The current plan is to do it in smaller sections to spread out the cost. The first section, the Timbercross area, was approved earlier this year to move forward in the process. The Timbercross was selected as it has some of the worst areas. This project is a costly item, however, it is a necessary item that will likely take years to complete.

The Board has also started the process to slowly replace the flowerbeds with native plants that will return year after year. These plants are also more tolerant to the local weather, soil, and plant illnesses in the area. This means we are spending less time fertilizing and watering and less time in over all care for the plants. In the long run it saves us money. The initial planting is slightly more expensive than what the community has previously spent in recent years, however, since they come back each year it will save us money in the years to come. The plants are selected so that there is always something in bloom in each bed throughout the year. The first several years there may not be much flowering as they are young plants. Most will bloom the following year after planting with a select few species that will likely need 2 years. These plants will also attract native insects and wildlife providing a beautiful learning experience for the children in the community. My personal favorite is the Winterberry Bush. As the name says, it will have bright red berries in the winter. For the first time ever, we will have some sort of color in winter. Those berries will also feed the local birds for the first part of winter. Some of the birds you will see eating the berries are Eastern Bluebirds, Wood Thrushes, American Robins, and Cedar Waxwings.

We have also made headway with the concrete settlement with Lennar. Lennar has sent over an offer and we have returned a counter offer. More information on this will be released as soon as we can. As a reminder, this is a legal matter which is why we are limited on what we can release other than, it’s in the works.

I know some here will want to ask the question, “What are the Board’s goals in the next year.” For me personally that is a hard thing to answer especially since as of right now, most of the Board here today, may not be on the Board going forward depending on how the voting goes. Regardless of who is on the board, I hope they continue to work on the settlement with Lennar, continue to fix the sinkholes and drainage issues, and continue to improve on the turf and flower beds in a way that improves the view of the community but also is financially smart in the long term. Another project I would like to look into is an update to the furniture and overall design of the clubhouse. The current set up is as original as anyone can remember.

Alyssa Shirk