

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING – VIA TELECONFERENCE  
7:00 P.M. ON JULY 8, 2025**

The Board of Directors of the Tanyard Springs Homeowners Association met via teleconference on July 8, 2025. The following persons were in attendance:

**BOARD OF DIRECTORS**

Rosie Rivera, President

Jodi Wells, Treasurer

Evan Johnson, Secretary

Jill Driver, Vice President

Joe Grassi, Director at Large

**OTHERS**

Shireen Ambush, Abaris Realty

Mark Moorman, Abaris Realty

Kaitlyn Ambush, Abaris Realty

**REGULAR SESSION**

**CALL TO ORDER**

Rosie Rivera called the Regular Session to order at 7:01 p.m.

**BOARD OFFICER ELECTIONS**

The Board unanimously agreed on the following Board Officer Positions, following the 2025 Annual Meeting and Election:

President – Rosie Rivera

Vice President – Jill Driver

Treasurer – Jodi Wells

Secretary – Evan Johnson

Director at Large – Joe Grassi

**HOMEOWNER FORUM**

Mike Brown gave kudos to the Social Committee for the well-attended Night Swim Event.

Gulnara expressed frustrations regarding the fines assessed to her account for the window violation received during the Annual Inspection. The owner confirmed that the windows have been replaced, yet her account still remains blocked.

**BOARD RESPONSE**

No additional responses were required at this time.

**BOARD MEETING AGENDA APPROVAL**

Rosie Rivera suggested the following modifications to the agenda:

- Discussion to request a proposal from SBC to trim the common area trees along Heritage Crossing.
- Removal of the Board Code of Conduct Discussion.
- Removal of the proposal from SBC to replace the mulch at the tot lot, which is already on schedule for completion in September.

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- Removal of the Pedestrian Bridge Update.

Jill Driver made a motion to amend the meeting agenda with the above-mentioned revisions. The motion was seconded by Evan Johnson and carried unanimously.

### **MINUTES**

Rosie Rivera made a motion to approve the minutes from the June 10, 2025, as distributed. The motion was seconded by Evan Johnson and carried unanimously.

### **FINANCIAL REPORT**

The Financial Report, from the Board Treasurer, was tabled as Jodi Wells had to leave the meeting.

The Board discussed the Debit Card Resolution and unanimously agreed to authorize Rosie Rivera as the debit cardholder on the account.

The Board discussed and made decisions on the following pending invoices:

CSG Engineering – April 2025 Engineering Services - \$16,591.40 – Approved at the June Board Meeting.

CSG Engineering on behalf of Concrete Protection - \$10,718 – TABLED.

CSG Engineering - \$4,125 – Approved.

Rees Broome - \$5,221.85 – Approved.

SBC Landscape - \$2,275 - Approved.

SBC Landscape – Stormwater Maintenance Services – Approved.

### **COMMITTEE REPORTS**

#### **Design Review Committee (DRC)**

Mark Moorman reported that the DRC met and approved 9 applications. Mark also noted that the Committee currently does not have a Board Liaison. Joe Grassi volunteered to serve as the Board Liaison to the DRC Committee.

Mark Moorman reported that Alyssa Shirk and Stephanie White volunteered to serve on the DRC Committee, for which the Board unanimously appointed both members to the Committee.

#### **Social Committee**

Rosie Rivera reported that the June 28<sup>th</sup> Night Swim event was a great turnout with 50-60 patrons in attendance. Rosie also noted that a resident donated cookies for the Night Swim event! The next Night Swim event will be held on August 9, 2025, from 8-11pm.

Rosie also confirmed the dates for the next Social Events:

July 18<sup>th</sup> – Outdoor Movie Night

August 16<sup>th</sup> – Back to School Event from 10 am to 12 pm

The next Social Committee Meeting will be held on July 31, 2025.

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**Community Garden Committee (CGC)**

Jill Driver reported that the Garden Committee met for 2 clean-up days, with volunteers present as well as representatives from SBC Landscape, who were also a great help! Jill noted that a few nozzles were replaced, but one is leaking and needs to be repaired. Mark Moorman confirmed he would review the leaking nozzle with SBC Handyman, Jose.

**TANYARD PARK UPDATE**

Mike Brown reported that the construction of the parking lot has begun, and there is still a pile of dirt left on the large grass area.

**POOL**

1. No items to discuss.

**GYM/ CLUBHOUSE**

1. No items to discuss.

**BASKETBALL COURT**

1. No items to discuss.

**TENNIS COURT**

1. No items to discuss.

**PLAYGROUND/ DOG PARK**

1. No items to discuss.

**LANDSCAPING**

1. The Board requested that Abaris follow-up with SBC Landscape regarding the tree trimming along Heritage Crossing.
2. The Board discussed the Annual Home Inspections and agreed to review the inspection results, in alignment with comments that have been received from residents thus far.
3. The Board discussed the Abaris Common Area Inspection Report and summarized the inspection findings. The Board requested that the Abaris Inspections Department create a spreadsheet of the items cited during the common area inspection, along with the corresponding locations for each citation, to determine which items to address and when.

**SINKHOLE DRAINAGE**

No items to discuss.

**ABARIS MANAGEMENT CONTRACT**

The Board tabled the discussion on the Abaris Management Contract until Legal Counsel provides an updated version of the contract, which includes the Board's recommended changes.

**HOMEOWNER FORUM**

Jill Driver commented that the Lennar Warranty contact information was included in the meeting chat for anyone who needs it.

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Mike Brown commented that the debit card should be in the name of the Property Manager. Mike also inquired if the next DRC Committee Meeting could be held in person.

**NEXT MEETING** – Tuesday, August 12, 2025, at 7:00 p.m.

**ADJOURNMENT**

Rosie Rivera made a motion to adjourn the regular meeting at 7:56 p.m.

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**SIGNATURE**

**DATE**

**Summary of Board Actions**

1. The Board approved the June 10, 2025, Board Meeting Minutes.
2. The Board agreed to authorize Rosie Rivera as the Debit Cardholder for the Association’s Petty Cash Debit Card.
3. The Board rendered decisions on the following invoices:
  - a. CSG Engineering – April 2025 Engineering Services - \$16,591.40 – Approved at the June Board Meeting.
  - b. CSG Engineering on behalf of Concrete Protection - \$10,718 – TABLED.
  - c. CSG Engineering - \$4,125 – Approved.
  - d. Rees Broome - \$5,221.85 – Approved.
  - e. SBC Landscape - \$2,275 - Approved.
  - f. SBC Landscape – Stormwater Maintenance Services – Approved.
4. The Board appointed Joe Grassi as the new DRC Committee Board Liaison.
5. The Board appointed Alyssa Shirk and Stephanie White to the DRC Committee.