

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING – VIA TELECONFERENCE
7:00 P.M. ON SEPTEMBER 30, 2025**

The Board of Directors of the Tanyard Springs Homeowners Association met via teleconference on September 30, 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
Dana Coker, Abaris Realty

REGULAR SESSION

CALL TO ORDER

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

Rosie Rivera stated that the Board held an Executive Session prior to the start of the regular Board meeting at 6:30 p.m. to discuss the management contract. At such time, the Board discussed the proposals received from 8 management companies and unanimously agreed to terminate the contract with Abaris Real Estate Management and contract with Blackstone Management. The Board opened the floor for homeowner comments only pertaining to the management contract.

HOMEOWNER FORUM RE MANAGEMENT CONTRACT

Sarah Adeymi inquired if the HOA dues will change when the new management company is hired. Rosie Rivera stated that the HOA dues will not change, but the management contract price was reduced.

Mike Brown inquired when Abaris will be officially terminated. Mike also inquired what the Board plans to do with regards to the budget planning, as well as finalizing the audit report. Mike suggested that the Board keep the management contract until June when the contract expires.

Motion was made by Evan Johnson to terminate the management contract with Abaris in 60 days. The motion was seconded by Jodi Wells and carried unanimously.

Motion was made by Evan Johnson to award the new management contract to Blackstone Management, with a start date of November 29, 2025. The motion was seconded by Jodi Wells, and carried with all votes in favor, except one opposition from Joe Grassi who stated his vote was for CMC.

BOARD RESPONSE

No additional responses were required at this time.

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BOARD MEETING AGENDA APPROVAL

The agenda was unanimously approved as distributed.

MINUTES

Rosie Rivera made a motion to approve the minutes from the August 12, 2025, as distributed. The motion was seconded by Jill Driver and carried unanimously.

FINANCIAL REPORT

Mark Moorman presented the Treasurer's report as of August 31, 2025:

Total cash on hand \$3,076,302

As of August 31, the HOA has a year-to-date net loss of \$249,969

Total year-to-date revenue \$1,230,589

Total year-to-date operating expenses \$1,480,558

Total operating disbursements \$156,697

Total outstanding delinquencies \$209,820 (current owners of \$202,574 and prior owners of \$7,246)

Total outstanding delinquencies rate: 13.31 %/205 homes

Delinquency more than 30 days: \$197,778 or 12.54%; 157 homes

Delinquency more than 60 days: \$193,333 or 12.26%; 153 homes

Total reserve expenditures year-to-date is \$450,927

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

1. CSG – \$5,475.00 - permitting work for pedestrian bridge project. – APPROVED.
2. CP&R - \$10,718.55 – invoice for pre-construction work for pedestrian bridge project. – APPROVED.
3. Rees Broome - \$2,236.35 – legal counsel services rendered July 2025. – APPROVED.
4. Rees Broome - \$2,227.50 – legal counsel services rendered August 2025. – APPROVED.
5. SBC - \$5,330.00 – watering services rendered August 2025. – APPROVED.
6. Abaris - \$16,647.15 – First payment for 2025 Annual Home Inspections per payment schedule (50% of total contract cost due after 1st round of inspections are completed, 25% due after 2nd inspections are completed, and 25% due after hearings are held). – APPROVED.

COMMITTEE REPORTS

Design Review Committee (DRC)

Joe Grassi reported that the DRC has approved 25 applications this month.

Social Committee

Rosie Rivera reported that the Family Fun Day held on September 20th was a great success with 250 participants in attendance. Rosie thanked Dana Coker for attending the event and helping out! Rosie reported that the next event will be held on October 11th for an Outdoor Movie Night screening of Beetlejuice 2. In addition, Rosie noted that the Trunk-OR-Treat, originally scheduled for October 18th, has been cancelled. The next event will be an Adult Halloween event on November 1st. The next Committee meeting will be held on October 30th.

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Community Garden Committee (CGC)

Jill Driver reported that the Garden Committee met last Sunday but no residents were in attendance. The Garden Committee plans to shut down the garden center by October 30th, and the start date for the clean up will be on October 15th. Jill noted that SBC will start the repair work on the water drainage issue once the garden center is closed.

TANYARD PARK UPDATE

Mike Brown reported that the playground is being installed, and the ball fields and paved parking lots have since been completed. The lights along the walking trails have been marked for installation. Mike commented that the non-developed area appears to be where the public school will be built.

POOL

1. No items to discuss.

GYM/ CLUBHOUSE

1. The Board discussed the proposal received from WeatherMaster Window to replace the windows in the clubhouse. The Board agreed to table this discussion until additional proposals have been received.

BASKETBALL COURT

1. No items to discuss.

TENNIS COURT

1. The Board discussed the proposals received to resurface the tennis court and basketball court. Rosie Rivera made a motion to approve the contract from American Paving for the resurfacing of the tennis court in the amount of \$19,430, and for the resurfacing of the basketball court in the amount of \$6,890. The motion was seconded by Jodi Wells, and the motion carried with all votes in favor except one opposition from Joe Grassi.

PLAYGROUND/ DOG PARK

1. The Board discussed the proposal from SBC to re-mulch the playground. Rosie Rivera made a motion to approve the proposal from SBC in the amount of \$7,432. The motion was seconded by Jodi Well, and the motion carried with all votes in favor except one opposition from Joe Grassi.

LANDSCAPING

1. The Board discussed the proposal from SBC for the removal and replacement of dead trees throughout the community. The Board unanimously agreed to table this proposal at this time.

SINKHOLE DRAINAGE

- No items to discuss.

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PEDESTRIAN BRIDGE UPDATE

The Board discussed the updated draft of the Trail & Bridge license agreement received from the AA County attorney, as well as the quote received from the Association's insurance provider for a new general liability policy specifically for the trails & bridges in order to comply with the requested revisions to the updated license agreement with the County. Rosie Rivera made a motion not to sign the license agreement or approve the quote for the new general liability insurance policy. The motion was seconded by Jill Driver. The motion carried with 3 votes in favor and 2 opposed.

The Board opened the floor for homeowner comments pertaining to the pedestrian bridges only.

Mike Brown stated that if the Board decides not to assume responsibility for the pedestrian bridges, the bridges will remain inoperable until the County deems fit.

Alyssa Shirk commented that if the Board decides not to rehabilitate the bridges, then the Board should consider amending the Declarations that clearly state the HOA is responsible for the maintenance of the pedestrian bridges.

ABARIS MANAGEMENT REPORT

The Board discussed the complaints received regarding the noise after hours at the basketball courts and agreed to continue encouraging residents to contact the local authorities directly when noise disturbances are occurring.

The Board tabled the discussion regarding the proposals received for concrete grinding services to address tripping hazards on HOA owned sidewalks throughout the community.

HOMEOWNER FORUM

Mike Brown inquired about the status of hybrid Board meeting, where the \$200K deficit is reflected as the August financial report is not available on the Vantaca portal. Mike also stated is disappointment in the change of the management company. Mike expressed his thanks to Abaris and mentioned that Abaris has always remained professional throughout their oversight of Tanyard Springs. Mike suggested the Board reinstate the Budget Committee.

Sarah Adeyemi inquired if any extensions would be provided for the window replacement violation cited during the Annual Inspection.

Dave K expressed concerns regarding continued parking at The Pointe by the school parent vehicle owners.

NEXT MEETING – Tuesday, October 14, 2025, at 7:00 p.m.

ADJOURNMENT

Rosie Rivera made a motion to adjourn the regular meeting at 8:20 p.m.

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SIGNATURE

DATE

Summary of Board Actions

1. The Board approved the July 8, 2025, Board Meeting Minutes.
2. The Board rendered decisions on the following invoices:
 - a. CSG - \$5,475.00 – permitting work for pedestrian bridge project – TABLED.
 - b. CP&R - \$10,718.55 – invoice for pre-construction work for pedestrian bridge project – TABLED.
 - c. Rees Broome - \$5,148.00 – May and June 2025 legal counsel services – APPROVED.
3. The Board made the following updates to the pool rules:
 - a. Addition of Rule – No water guns allowed at the pool.
 - b. Rule #15- add the missing “or” word with regards to listening to music at the pool.
 - c. Addition of Rule – Parents must supervise all children under the age of 15, at all times, while at the pool.
4. The Board tabled the proposals received to resurface the tennis courts.
5. The Board approved the proposal from SBC for the nutsedge turf treatment for \$3,250.
6. The Board approved the blanket extension of 60 days for all existing inspection citations.
7. The Board politely declined the request from a resident to host a lemonade stand on HOA property due to liability concerns related to the sales of unpacked beverages on HOA property.
- 8.
9. The Board agreed to authorize Rosie Rivera as the Debit Cardholder for the Association’s Petty Cash Debit Card.
10. 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.
11. The Board appointed Joe Grassi as the new DRC Committee Board Liaison.
12. The Board appointed Alyssa Shirk and Stephanie White to the DRC Committee.