

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING – VIA TELECONFERENCE  
9:15 P.M. ON JANUARY 12, 2021**

The Board of Directors of the Tanyard Springs Homeowners Association met via teleconference on January 12, 2021. The following persons were in attendance:

**BOARD OF DIRECTORS**

David Gurulé, President  
Daniel Zadra, Vice President  
Patricia Warner, Treasurer  
Christopher Augustine, Director

Jessica Arseneault, Secretary  
Rosie Rivera, Director  
Jonathan Curtis, Director  
Cheryl Brownell, Assistant Treasurer

**OTHERS**

Shireen Ambush, Abaris Realty  
Glen Mammen, Abaris Realty  
Mark Moorman, Abaris Realty

Glen Charles, Abaris Realty  
Kaitlyn Ambush, Abaris Realty  
Henry Leung, Abaris Realty

**HOMEOWNERS PRESENT** – Refer to GoToMeeting attendance sheet.

**REGULAR SESSION**

**CALL TO ORDER**

David Gurulé called the Regular Session to order at 7:00 p.m.

**AGENDA**

Jessica Arseneault mentioned that between the draft agenda and the current agenda the following items were added: the dog park hydrant, the transition audit approval, and general counsel and collections. Daniel Zadra mentioned that he thinks general council and collections should be removed but David Gurulé stated that he wanted to discuss that so as to give Abaris more direction on how it should be handled. With no other changed the Agenda stood approved.

**BOARD POSITIONS**

David Gurulé informed the audience that during the weekly meeting the Board voted for officer positions which were submitted to Shireen Ambush. Shireen Ambush read the outcome of the votes as such: David Gurulé for President, Daniel Zadra for Vice-President, Christopher Augustine for Treasurer, and Jessica Arseneault for Secretary, while the remaining three, Rosie Rivera, Jonathan Curtis, and Patricia Warner were named Directors.

David Gurulé accepted the position of President, Daniel Zadra accepted the position of Vice President, Jessica Arseneault accepted the position of Secretary, and Christopher Augustine did not accept the position of Treasurer. David Gurulé asked Jessica Arseneault she would be willing to take on the combined position of Treasurer and Secretary, as outlined in the governing documents, to which she responded she would if no other Board member would take it on. Patricia Warner volunteered herself to take on the Treasurer position.

**MINUTES**

Motion to accept the December 2020 minutes and Budget Meeting minutes, which carried unanimously.

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**FINANCIAL REPORT**

Daniel Zadra gave the financial report based on the financial statement issued by Abaris Realty for the period ending on November 30, 2020. The total cash on hand is \$2,096,358.00, with a net year-to-date surplus of \$329,565.91. The total year-to-date revenue is \$1.528 million, while the year-to-date operating expenses have tallied to \$884,333.00. In the month of November, the total disbursements were \$156,776.00. As of December 31, 2020, the total outstanding delinquencies totaled \$143,657.00. The total number of delinquent accounts reached 162 creating a delinquency rate of 11.4%. Abaris is working with WTP to get liens filed swiftly.

**COMMITTEE REPORTS**

**Design Review Committee (DRC)**

Daniel Zadra reported that there were six applications reviewed and approved in December. Daniel Zadra also mentioned that a homeowner has expressed an interest in joining the committee which will be discussed later.

**Social Committee**

Jessica Arseneault reported that they did an after-action report for the holiday house decorating contest. The committee felt that it difficult task to take on 27 prizes, but overall, the event went well and will recommend that it take place again next year.

**MATTERS FOR BOARD DECISION**

**Action 1: Reserve Study Proposal**

Daniel Zadra asked Cheryl Brownell to give her input on the three bids prior to any vote. Cheryl Brownell recommended not considering Becht's proposal at all as the proposal would mean the acceptance of errors from their 2019 report as fact. If changes or corrections to that report would be needed the cost would be extremely high. These errors were for example the roads in Section D and The Pointe were eight years old and had twelve years of remaining life, and Section B's roads were one year old and had nineteen years of life remaining. Ultimately, she did not think that Becht was reliable as a candidate. Cheryl Brownell liked the sample report with Property Diagnostics and liked the service plans that Reserves Advisors supplied. Would like to see a sample study from Reserve Advisors. Her recommendation is to get new proposals from these and note that Tanyard Springs has two separate reserve funds, one for the townhomes and one for the entire HOA. The Board agreed and asked Abaris to get the information that Cheryl Brownell mentioned. The action was tabled until February.

**Action 2: Pool Furniture Repair Proposal**

David Gurulé asked Cheryl Brownell to provide her analysis of these proposals as well. Cheryl Brownell, stated that it seemed that both vendors had differing ideas of what the community wanted or needed, and it appeared that neither contractor had seen the pool furniture in question. Criterion's proposal was much cheaper than Southern Company but they did not supply what materials would be used, or whether the work was covered by warranty. Southern Company provided more information regarding material and warranty. Based on the idea that neither company had paid a site visit and saw the state of the furniture in question, Cheryl Brownell was not comfortable making a decision without seeing the quality of work and gathering more information as to what would be provided. David Gurulé asked Jessica Arseneault to help Abaris

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get more clarification on what exactly the bid needs to contain. This the action was tabled until February.

**Action 3: Rescue One Training for Life Proposal**

Christopher Augustine made a motion to approve Rescue One’s Training for Life to provide an AED Program, management and coordinator services for the 2021 pool season. Patricia Warner seconded; motion passed unanimously.

The Board entertained homeowner comments:

- No comments

**Action 4: Google Drive (Workspace) Upgrade**

Jessica Arseneault made a motion to approve the upgrade of the Google Drive used by the Board to a business account. Daniel Zadra seconded; motion passed unanimously.

The Board entertained homeowner comments:

- Mike B. – Can you explain the difference between a business and personal account?

**Action 5: PSE Proposal – Replace Receptacles or LED**

Christopher Augustine made a motion to approve the replacement of all 41 ceiling recess light fixtures in the clubhouse bathrooms for up to \$7,000.00. The motion was seconded by Patricia Warner. The motion failed.

	<b>In Favor</b>	<b>Opposed</b>	<b>Abstained</b>	<b>Absent</b>
Jessica Arseneault		X		
Christopher Augustine		X		
Jonathan Curtis		X		
David Gurulé		X		
Rosie Rivera		X		
Patricia Warner	X			
Daniel Zadra	X			

The Board discussed whether to allow Abaris to replace current lights within their spending limit or to have Abaris continue looking for additional lighting quotes. The board majority voted in favor of requesting Abaris to continue looking for additional lighting quotes and to hold off fixing lights until a more complete quote can be discussed.

	<b>In Favor</b>	<b>Opposed</b>	<b>Abstained</b>	<b>Absent</b>
Jessica Arseneault	X			
Christopher Augustine	X			
Jonathan Curtis	X			
David Gurulé	X			
Rosie Rivera	X			
Patricia Warner			X	
Daniel Zadra	X			

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The Board entertained homeowner comments:

- Chris L. – Would like the gym should be the Board’s priority.
- Thomas T. – Would also like the gym to be opened as quickly as possible.

**Action 6: Dog Park Hydrant Leak**

Jessica Arseneault made a motion to approve Raine & Son proposal to excavate and fix the hydrant. Patricia Warner seconded; motion passed unanimously.

The Board entertained homeowner comments:

- Cheryl Brownell – Is the leak above or below ground?

**ADMINISTRATIVE MATTERS FOR BOARD DECISION**

**Action 1: Transition Audit**

Daniel Zadra made a motion to approve the transition audit. Patricia Warner seconded; motion passed unanimously.

**Action 2: CD Mature Fund Reinvestment**

Daniel Zadra presented the motion to reinvest the recently matured CD fund. Patricia Warner seconded; motion passed unanimously.

**Action 3: Handyman Ratification**

Jessica Arseneault made a motion to ratifies the Boards decision to accept SBC’s handyman contract. Patricia Warner seconded; motion passed unanimously.

**Action 4: Finalization of Multipurpose Court Resolution**

Patricia Warner made a motion to finalize the resolution to remove the basketball hoop and backboard at the multipurpose court. Daniel Zadra seconded; motion passed by Board majority.

	<b>In Favor</b>	<b>Opposed</b>	<b>Abstained</b>	<b>Absent</b>
Jessica Arseneault	X			
Christopher Augustine		X		
Jonathan Curtis		X		
David Gurulé	X			
Rosie Rivera	X			
Patricia Warner	X			
Daniel Zadra	X			

**Action 5: Approval of DRC Committee Members**

Daniel Zadra made a motion to approve Mara Loyko to the Design Review Committee. Patricia Warner seconded; motion passed unanimously.

**Action 6: Garden Plot Rental Agreement Update**

Patricia Warner made a motion to update the Community Garden Plot Rental agreement. Jessica Arseneault seconded; motion passed unanimously.

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**Action 7: Concrete Spalling Section D**

Daniel Zadra started discussion on the recent spalling concrete in Section D. Jessica Arseneault believed that it should be investigated further. Patricia Warner agreed that it should be looked into more deeply. Daniel Zadra noted that concrete was chipped and broken apart after the salting / treatment for snow was done by O’Leary. Daniel Zadra thinks we need to get a proposal from an engineer to rectify this issue. Jonathan Curtis asked why it did not happen throughout the rest of community. David Gurulé reached out to legal regarding the previous lawsuit on spalling and concrete with Lennar, and if bad concrete was used the association could sue Lennar again. Shireen Ambush recommended getting the concrete sampled and tested within their spending limits if possible.

**Action 8: Tree Stumps along Heritage Crossing**

Christopher Augustine started discussion about the removal and replacement of damaged trees along Heritage Crossing. Jessica Arseneault asked if we are permitted to replace trees along a county road. Mark Moorman would follow up with the county. Jessica Arseneault also noted that the trees were damaged by a county police officer and she would prefer if the county footed the bill. Per Mark, the county would not pay to replace the trees due to budget items.

**Action 9: General Council**

David Gurulé asked what the Board would like in their future search for Legal Counsel. Jessica Arseneault stated that a reputable local business with good reviews would be preferred. Patricia Warner agreed that it should be a reputable person that is local to the area. Daniel Zadra agreed and stated that they should be familiar with HOA laws. Christopher Augustine said that they should be responsive to which David Gurulé agreed. David Gurulé stated that current general council was unresponsive during the transition period and it hindered the Association’s ability to operate.

**Action 10: Proposal Request for Clubhouse Revitalization**

Rosie Rivera started discussion about whether or not to take proposals to replace the furniture and cabinets in the clubhouse. Jessica Arseneault said that a lot of the furniture is damaged and janky. She felt that overall, the area could use an update as it is a popular amenity for the homeowners. Patricia Warner agreed and thought that given all the other updates that have been done, that this should be done as well. Daniel Zadra would like to see more than three bids and options about what can be done within that space. Jonathan Curtis agreed about getting multiple bids to which Christopher Augustine echoed. Shireen Ambush asked to specify what the bids would entail and proposed would the Board like bids from interior designers or have a committee formed to work on this project. Jessica Arseneault preferred an interior designer as did Patricia Warner, Daniel Zadra, and Christopher Augustine. Jonathan Curtis and Rosie Rivera supported the creation an ad-hoc committee. The Board was unanimously in favor of forming this committee which Rosie Rivera would chair to gather requirements from the community to present to the interior designer.

**Action 11: Dead End Signage Installation for Gaston Place**

Patricia Warner made a motion to approve the installation of the dead-end sign at Gaston Place. Jessica Arseneault seconded; motion passed unanimously.

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**MANAGEMENT REPORT:**

Shireen Ambush was given the opportunity to present to the Board the management report. Henry Leung gave the update regarding the fitness center, stating that the electrical work has been done within the gym, Innovative is replacing the card readers, and the last thing would be legal council's recommendation regarding the bathrooms at which point the gym would be open. Patricia Warner wanted to confirm which door would be secured via the access card in order to prevent adolescents from entering the gym, Mark Moorman did confirm that this would be prevented.

**OPEN FORUM**

- Mike B. – Wanted to know why there was limited access to chat in the go-to-meeting, he wanted to clarify what local meant regarding the search for legal counsel, and finally he agreed with the idea of forming an ad-hoc committee for the clubhouse revitalization.

**NEXT MEETING** – February 9, 2021

**ADJOURNMENT**

David Gurulé adjourned the Regular Session at 9:12 p.m.

  
\_\_\_\_\_  
**SIGNATURE**

9 February 2021

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**DATE**