

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING – VIA TELECONFERENCE
7:00 P.M. ON OCTOBER 13, 2020**

The Board of Directors of the Tanyard Springs Homeowners Association met via teleconference on October 13, 2020. The following persons were in attendance:

BOARD OF DIRECTORS

Jessica Arseneault, President
Daniel Zadra, Treasurer
Patricia Warner, Secretary

Lance Konig, Vice President
David Gurulé, Director
Cheryl Brownell, Assistant Treasurer

OTHERS

Shireen Ambush, Abaris Realty
Glen Mammen, Abaris Realty

Mark Moorman, Abaris Realty
Henry Leung, Abaris Realty

HOMEOWNERS PRESENT – Refer to GoToMeeting attendance sheet.

REGULAR SESSION

CALL TO ORDER

Jessica Arseneault called the Regular Session to order at 7:00 p.m.

AGENDA

No changes were made to the Agenda and it was approved.

BOARD INTRODUCTIONS

Directors introduced themselves to the audience.

MINUTES

Motion to accept the Regular and Executive Session minutes of September 8, 2020, which was tabled for review.

FINANCIAL REPORT

Daniel Zadra gave the financial report. No action taken.

COMMITTEE REPORTS

Design Review Committee (DRC)

Patricia Warner reported that the DRC met on September 23, 2020, where all open architectural change requests were processed.

Community Garden Committee (CGC)

Michael Warner provided a summary of the committee's activities, which included wrapping up all activity for the season by clearing all plants from the beds, moving mulch, and securing tools and hoses in the sheds. They have also submitted a proposed budget and updated garden rules for the 2021 season to the Board. 196 pounds of produce have been donated to the food bank and information was posted to FrontSteps and the HOA Facebook page. The committee will not meet again until planning for the planting season of 2021.

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MATTERS OF BOARD DECISION

Action 1: Election / Annual Meeting Software

David Gurulé made a motion to approve ElectionBuddy’s third party election software for the 2020 election. Patricia Warner seconded; motion passed unanimously.

The Board entertained homeowner comments:

- Michael B. – What is the cost of the software? What is the timeframe for the election?
- Michael W. – Would expansion take place in next election?

Action 2: 2021 Landscape Proposal

Lance Konig made the motion to approve SBC’s landscaping proposal for 2021. Patricia Warner seconded; motion passed unanimously.

Action 3: 2020 / 2021 Snow Removal Proposal

Daniel Zadra made a motion to approve O’Leary Asphalt’s snow removal proposal pending a review by the community’s legal team. David Gurulé seconded, motion passed unanimously.

Action 4: Sithean Way Sinkhole Repair

David Gurulé made a motion to approve the installation of a french drain not to exceed \$13,750.00 in order to repair the sinkhole on Sithean Way. Daniel Zadra seconded; motion passed unanimously.

Action 5: Multipurpose Court / Pavilion Issues

Lance Konig proposed to temporarily remove the basketball hoop and backboard for a testing period of three (3) months due to multiple homeowner complaints, and the destruction and vandalism of property in this area. David Gurulé seconded, motion passed unanimously.

The Board entertained homeowner comments:

- Michael B. – This has been done before, why would it work now? What would be the response if a portable hoop were brought to the court?
- Chris L. – What will prevent the persons in question from going to the other court and creating the same issues there?

Action 6: Halloween House Decoration Prizes

Patricia Warner made a motion to approve the expenditure of up to \$2,025.00 for prizes for the Halloween House Decoration competition. Daniel Zadra seconded.

The motion was amended by Daniel Zadra that the expenditure for the Halloween House Decoration competition not exceed \$500.00.

The motion was amended by Daniel Zadra to approve \$500.00 of total spending limit for prizes of 1st at \$250.00, 2nd at \$150.00, and 3rd at \$100.00. Lance Konig seconded. The motion to amend failed.

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The original motion for the spending limit not to exceed \$2,025.00 was brought back up for vote and the motion passed by Board majority.

	In Favor	Opposed	Abstained	Absent
Jessica Arseneault	X			
David Gurulé	X			
Lance Konig	X			
Patricia Warner			X	
Daniel Zadra		X		

Action 7: Fitness Center Latch Protector

Patricia Warner made a motion to approve the installation of the fitness center latch protector, not to exceed \$234.64. Daniel Zadra seconded; motion passed unanimously.

Action 8: Fitness Equipment Removal

Daniel Zadra made a motion to approve the EnerG Wellness invoice associated with the licensed removal of old fitness equipment from the clubhouse. Patricia Warner seconded; motion passed unanimously.

The Board entertained homeowner comments:

- Jonathan C. – How much was the invoice for?

Action 9: Preventative Maintenance for Fitness Equipment

Daniel Zadra made a motion to approve MetroFitness’ maintenance contract not to exceed \$375.00 per visit. Lance Konig seconded; motion passed unanimously.

Action 10: Playground Equipment Repair

Patricia Warner made a motion to approve the proposal not to exceed \$3,700.00. David Gurulé seconded, motion passed unanimously.

Action 11: Dead Tree Removal

Lance Konig made a motion to approve S&P’s proposal for the removal of several large trees that threaten to damage community property. Daniel Zadra seconded; motion passed unanimously.

Action 12: Hollins Chapel Standing Water / Drainage Issues

David Gurulé made a motion to approve FSC’s proposal to create a French drain not to exceed \$29,200.00 pending legal review Daniel Zadra seconded. The Board discussed taking a step back to reassess this situation from a larger community-wide standpoint. The Board decided to table this item until a community wide site survey be done.

Action 13: Kinglets Roost Walking Path Erosion / Drainage Issues

Patricia Warner made a motion to approve FSC’s proposal to excavate the area and create a free-flowing grade not to exceed \$3,200.00. David Gurulé seconded, motion passed unanimously.

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ADMINISTRATIVE MATTERS FOR BOARD DECISION

Action 1: Fitness Center Rules and Regulations

David Gurulé made a motion to approve the set of supplemental Clubhouse and Fitness Center Rules and Regulations in response to pandemic social distancing rules. Patricia Warner seconded; motion passed unanimously.

Action 2: Fitness Center Pandemic Waiver Forms

Daniel Zadra made a motion to approve the Fitness Center Waiver Form in response to pandemic, that homeowners would have to sign and have on record in order to make use of the Fitness Center. David Gurulé seconded, motion passed unanimously.

Action 3: Committee Member Removal / Resignation

Patricia Warner made a motion to accept the resignation Brian Kwesiga and the removal of Antonia Alaimo and Gerald Bright due to inactivity from the Design Review Committee. David Gurulé seconded, motion passed unanimously.

Action 4: Committee Members

Lance Konig made a motion to approve Michael Brown to the Design Review Committee. David Gurulé seconded, motion failed unanimously.

Action 5: Fitness Center Flooring Invoice

David Gurulé made a motion to approve the final invoice for the installation of the Fitness Center flooring. Daniel Zadra seconded; motion failed unanimously.

Action 6: Pool Cover Budget Classification

Daniel Zadra made a motion to allocate the pool cover expense to reserve expenditures as it is considered a capital improvement to the pool amenities. David Gurulé seconded, motion failed unanimously.

Action 7: Affirm Abaris' Ability to Operate Within Contract Spending Limits

Lance Konig made a motion to affirm Abaris' ability to operate within their contractual spending limits of \$5,000.00 without Board approval for expenditures related to the ongoing management and low-level contractual work. These expenditures while not requiring approval should be reported for Board Meeting minutes. David Gurulé seconded, motion failed unanimously.

MANAGEMENT REPORT:

Item 1: Second Inspection Process

Glen Mammen, Abaris Inspections Administrator informed the Board that the second round of inspections will be taking place as schedule starting the week following October 15, 2020. Once these results have been collected and cross-referenced with the number of homeowners who have requested extensions or appeals. This information would then be given to the Board by October 30, 2020 for their review and consideration. At this time based on the outstanding violations the Board may consider taking action to offer homeowners an extended period of compliance, in order to reduce the number of potential hearing letters that will need to be sent out, thereby

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reducing the cost and time required for hearings.

Item 2: Path at Heritage Crossing

Lennar has verbally agreed to convey the parcel of land to Tanyard Springs, and are having their legal team draft the necessary documents.

Item 3: Bike Rack for Mockingbird Circle Tot Lot

Bike Racks are needed at the tot lot near Mockingbird Circle, and some unused bike racks are located at the clubhouse that can be moved. Rather than move those racks, the Board unanimously agreed to the purchase of a new rack based on measurements taken by David Gurulé of the current racks that are located in the community.

Item 4: Private Road Sign Color Corrections

Lennar had placed the wrong color signs as street signs, which help designate the roads as either county or private. The county would not provide signage for correction. We will need to check the statute of limitations, but may need to seek legal counsel for recourse against the developer in this case. Board has decided to table this item.

Item 5: Parking Related Complaints

The majority of these homeowner complaints are occurring after Mark Moorman's working hours. This may require the formation of a parking committee. Some members of the Board and Shireen Ambush are hesitant regarding the formation of such a committee as it can lead to homeowner confrontations. However, after discussion the Board decided to reach out to homeowners who complain regarding any interest in the formation of such a committee, while also informing them that they would need to be trained in all the rules and laws and would need to monitor the entire community.

Item 6: Curb Painting

Abaris will get bids based on locations identified by the Board and Mark Moorman that require such painting.

Item 7: Community Lighting – LED Upgrade

Switching to LED would cost more to the community. The light posts are under contract and are eligible for an upgrade. Switching light posts out could be considered as a cost saving endeavor. Mark Moorman will get pictures of all three (3) types of poles and get numbers to present to the Board for review.

Item 8: 2021 Pool Management Contract

The Board agreed that the pool management contract should be bid out, look for companies that use local guards as some companies were caught short handed due to foreign lifeguards that were unable to travel due to the pandemic.

OPEN FORUM

- Jonathan T.C.:

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- What happened with the DRC recommendations regarding inspection appeals?
- Michael B.:
 - Am I clear after sending pictures to the Inspections Department?
- Michael S. – My driveway looked worse after power washing. Will the inspectors review on visual inspection and compare with pictures taken from first inspection?

NEXT MEETING – November 10, 2020

ADJOURNMENT

Jessica Arseneault adjourned the Regular Session at 10:29 p.m.



SIGNATURE

10 November 2020

DATE