

# Minutes – HOA Board Meeting

## Fernbrook Homeowner’s Association

### I. Admin

- a. Date: February 2, 2022
- b. Start/End Time: 7:00 PM / 8:05 PM
- c. Venue: Zoom (due to COVID-19)

### II. Attendees

BJ Hennessey: HOA President  
Dave Owens: HOA VP (*Absent*)  
Stephen Mitchell: HOA Secretary  
Lisa Mahoney: HOA Treasurer  
Chris Judkins: HOA Member at Large

### III. Agenda

- a. Policy 3 Proposed Changes Vote Results – The HOA BoD reviewed the results of the vote, held via mailer sheet, regarding the change to Policy 3 to consider above ground pools acceptable (both temporary and permanent). A majority vote was obtained in favor of this change to Policy 3 for both temporary and permanent above ground pools.
- b. Update on Neighborhood Water Line – Dave Owens was unable to attend meeting, therefore, this item to be discussed during next HOA board meeting.
- c. New Tree and Landscaping at Front Entrance – HOA BoD held discussion regarding replacement of dead tree and cleanup of landscaping at front entrance. HOA BoD requested permission from homeowners regarding utilization of funds to replace tree and landscaping as required; this was approved.
- d. BMP Sign Repair – HOA BoD held discussion regarding repair/replacement of degraded BMP sign. HOA BoD requested permission from homeowners regarding utilization of funds to repair/replace sign as required; this was approved.
- e. Neighborhood Beautification Committee/Yard of the Quarter Discussion – Discussion was held regarding the creation of a Neighborhood Beautification Committee and the proposed benefits gained from such a committee. HOA BoD requested input from homeowners and it was determined to move forward with a mailer requesting feedback from all homeowners and potential volunteers for the committee.
- f. Neighborhood Rentals – HOA BoD held discussion with homeowners regarding the concern of neighborhood rentals and the potential drawbacks resulting from one homeowner owning too many rental properties. During discussion, several homeowners provided detailed feedback

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which prompted the HOA BoD to request permission from homeowners to utilize funds to consult with HOA Law Firm regarding issue; this was approved. Another discussion to be held during next HOA BoD meeting.

- g. 2021 Taxes – HOA President reviewed the 2021 taxes; no questions or concerns.

#### **IV. Conclusion/Action Items**

- a. HOA President took action to consult with HOA Law Firm regarding implementation of the Policy 3 change.
- b. HOA Secretary took action to consult with Landscaping company and request quote for front entrance landscaping.
- c. HOA Secretary took action to deliver a draft mailer to HOA BoD for review regarding the Neighborhood Beautification Committee.
- d. HOA President took action to consult with HOA Law Firm regarding neighborhood rentals.