

**Minutes of  
Fernbrook HOA Annual Meeting  
9 October 2023**

Meeting was called to order at 7:00 PM

In Attendance – In Person:

2849 Jonas Profit Trail	Gray
2809 Jonas Profit Trail	Mahoney
3709 Gov. Yeardeley Ln.	Mitilineos
3720 Gen Gookin Ct.	Owens
2884 Jonas Profit Trail	Daab
2796 Jonas Profit Tr	Kirlson
3725 Gen. Gookin Ct.	Daigneault
3745 Capt. Wynne Dr.	Phillips
3773 Capt. Wynne Dr.	Joyner
3721 Gen. Gookin Ct.	Mefford
2880 Jonas Profit Tr.	Hennessey
3708 Gov. Yeardeley Ln.	Mitchell
3765 Capt. Wynne Dr.	Ray
3752 Capt. Wynne Dr.	Clancey / Hosford

In Attendance via Zoom:

3712 Gen Gookin	Judkins
2876 Jonas Profit Tr.	Cox
2845 Jonas Profit Tr.	Cox
3776 Capt. Wynne Dr.	Wright
3732 Gen Gookin	Dina Lobo
3777 Capt. Wynne Dr.	Huff
2801 Jonas Profit Tr.	Krentz
2781 Jonas Profit Tr.	Bauer
3701 Gov. Yeardeley Ln.	Martinez
3776 Capt. Wynne Dr.	Wright
Address Unknown	Kaitlynn Saunders

In Attendance by Proxy:

3733 Capt. Wynne	Capps
3704 Capt. Wynne	Pearson
3780 Capt. Wynne	Vanhousen
3716 Capt. Wynne	Schroth
3700 Gov. Yeardeley Ln.	Maddox
3709 Gen. Gookin Ct.	Mitilineos
3713 Gen Gookin Ct.	Buck
3717 Gov. Gookin Ct.	Pennycuff

There are 107 Lots in the Fernbrook Subdivision. 10 percent (11 Lots) are needed for a quorum. 32 Lots attended in person, via Zoom, or by proxy. Enough members were present for a quorum. (3709 Gen. Gookin Ct. attended in person so proxy was not counted twice as attendance.)

The following Agenda Items were presented at the Meeting. (Refer to Power Point presentation for specific items discussed.)

1. Neighborhood Beautification Committee
2. Annual Fall Festival
3. Infrastructure Issue Updates
4. Financial Review
5. Proposed Budget – the 2024 Budget was voted on and approved unanimously.
6. Nominations & Election – the election was the conducted to fill the seat to be vacated by David Owens who will be completing his 3-year term at the end of the year. Votes were tallied and the results were as follows:

Andrew Foret	2779 Jonas Profit Trail	0 votes
Dan Joyner	3773 Capt. Wynne Dr.	6 in person, 3 on line, 1 proxy = 10 votes
Michael Clinard	3772 Capt. Wynne Dr.	2 in person = 2 votes
John Schroth	3716 Capt. Wynne Dr.	6 in person, 6 on line, 5 proxy = 18 votes

John Schroth had majority of votes and was elected to the Board starting in January 2024.

7. The floor was then opened for general discussions. The following action items were brought forward.
  - A. Some of the HOA members are not completely satisfied with the work of the current landscaper. They disposed of some debris behind the entrance walls. Also, it was suggested that the Board walk the site with landscaper to review what is to be maintained.
  - B. Some members asked that contact information for the current Board members be provided on the HOA website.
  - C. The Board still needs nominations of individuals to serve on the Beautification Committee and the Festival Committee.
  - D. A lot owner asked if the bags of concrete had been removed from the storm pipe.

- E. Some members asked that a biography of Board candidates be presented before the next election.
  
- F. A few homeowners voiced complaints about a continuous problem of other owners parking campers and boats on their lots. It was stated that the Board has reached out to these owners but the issue has not been completely resolved. The Board will discuss our options at the next meeting.

The meeting was adjourned at 8:20 PM