

Minutes
Fernbrook Homeowners Association, Inc.
Board Meeting
November 17, 2023

In Attendance:

Steve Mitchell – President 2023

Lisa Mahoney – Treasurer 2023

Robert Gray – Member at Large 2023

John Schroth – Newly elected board member

Chris Judkins – Secretary 2023 was not able to attend. He provided proxy votes for 2024 officer elections.

Meeting was started at 7:00 PM.

- Nominations were made for the 2024 HOA Board members and elections were decided as follows:
 - 2024 President - Steve Mitchell
 - 2024 Vice President – Robert Gray
 - 2024 Treasurer - Lisa Mahoney
 - 2024 Secretary - John Schroth
 - 2024 Member at Large - Chris Judkins

- We need to update the Fernbrook web page with the new officers. The list of names will be posted and contact information of the Board Members will be mailed to the HOA members. A question was raised as to who is performing updates to the Fernbrook Web Page. This is being performed by Cheryl Kraft. Robert indicated that he would locate her contact information and send to everyone.

- Ther Board needs to update the list of the Fernbrook homeowners. Our last update was January 2023. Steve indicated that he would contact Britney with J&J Financial and get the updated list from her.

- The Board needs to consider whether the complete list of homeowner information (Name, address, e-mail, and telephone numbers) should be sent out to everyone or if the list should only include partial information (name and address).
- Steve met with 5 Brothers Landscaping to walk the entrance and go over items in their contract that they were not performing (issue identified in the Annual Homeowners meeting). 5 Brothers indicated that they would correct the error and would perform the required services. Steve indicated that if we were still not satisfied with their work, we should get bids from some other landscapers.
- Steve indicated that he has reached out to some homeowners about serving on the Beautification Committee. B.J Hennessey and wife have agreed. We should pursue getting some additional homeowners to help.
- The Board discussed the issue from the Annual meeting regarding campers and excess cars being parked for extended periods of time. It looks like the issues have been resolved for the time being. The Board stressed that we will remain vigilant in enforcing the requirements and will treat everyone equally. A reminder letter with the latest guideline will be mailed to all homeowners in early 2024. John will draft the letter for the Board to review.
- Steve will check with the bank on getting an electronic pay account set up so that homeowners can pay their annual dues on line, if they prefer.
- We need to get a copy of the bank statement for the BMP Maintenance Account. We have not received an update. Steve will track this down.

The meeting was concluded at 8:00 PM