

Minutes

Fernbrook Homeowners Association, Inc.

Board Meeting

November 23, 2024

In Attendance:

Stephen Mitchell – President

Robert Gray – Vice President

Lisa Mahoney – Treasurer

Dan Joyner – Member Elect

Meeting was started at 4:30 PM.

- Board discussed status of on-going work.
 - BMP – Gilley construction has repaired sink hole in the east corner of BMP. They expect to begin repairs on the spillway in the first week of December. Gilley reported that they found 13 deer roaming inside the fence.
 - Rosembaum is expected to begin fence Repairs Jan. / Feb. 2025 timeframe. The posts to be replaced have already been marked.
- Dan indicated that there may now be a new federal regulation requiring the notification of beneficial owner of reporting company by the HOA. This reporting is due on January 1 2025. Stephen will look into this to see if this applies to the Fernbrook HOA.
- The Board discussed possible goals for next year.
 - Updating HOA Bylaws and Covenants. The current documents are 25 years old and are somewhat out of date. Robert will contact Kaufman and Canoles (attorneys) to see if they are interested in discussing.
 - What can we do about the abundance of deer in the neighborhood? Dan will contact the State Wildlife and Game to see if there are any options and actions.
 - The Board should look into seeing if there are any possibilities in obtaining grants from James City County on helping us perform repairs to the BMP. Robert will look into this and possibly see there are any homeowners that are willing to assist.

- Elections were held to select HOA officers for 2025. The results are as follows.

President – Robert Gray

Vice President – Dan Joyner

Treasurer – Stephen Mitchell

Secretary – John Schroth

Member at Large – Lisa Mahoney

Architectural Review Committee – Stephen Mitchell will take the lead.

- Our next meeting will be after the holidays sometime towards the end of January 2025. (Date and location to be determined.) We will plan to meet at least quarterly and as the need arises.
- The meeting was concluded at 4:45 PM