

Spring Breeze Community Association

Official Board Meeting Minutes

Meeting Conducted Online Through Zoom
Tuesday, October 11, 2022

Call to Order

The meeting was called to order at 7:01 pm.

Quorum

Quorum was met with 5 board members present.

Board Members Present

Chuck Clark, President

Gail Riley, Vice President

Nathaniel Kuhn, Secretary

~~Linda Southworth~~

Drew Myers

Mavlyn Bazil

Mindy Sperling

Minutes

The Board approved the September meeting minutes.

Resident Comment

No resident comments were brought to the Board.

Old Business

1. Rules and Regulations updates – The rules were modified with commercial vehicle parking restriction language and were submitted to Tidewater for distribution. The Board is awaiting information from Tidewater on how to submit the bylaws and rules to the clerk of the Howard County court.
2. 2023 SBCA Budget – October 1, Maryland state law changed to require boards to fund reserves at the rate determined in now-required reserve studies. For fiscal year 2023, that amount for SBCA is \$67,907 and our current reserve contribution is \$16,630. The new law requires the community to adjust our contribution to the reserve study level. SBCA bylaws limit the board to 5% increases, but the recently enacted law supersedes the bylaw restriction. The Board also discussed commissioning a renewed reserve study ahead of the 5-year interval required by law, to better account for deficiencies in the last study's assessment of what community property was.

New Business

1. Retaining wall repair near 9735 ESW – The Board voted to approve repairs to the wall.

2. EV charging stations – The board member that requested this be added to the agenda was not present at this meeting. The Board recognized that continuing this discussion will be difficult in light of the current shortfall of reserve contribution, and the topic will be tabled until the budget situation has been resolved.

Adjournment

The meeting was adjourned at 7:51 p.m.