

# Spring Breeze Community Association

## Official Board Meeting Minutes

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Meeting Conducted Online Through Zoom  
Tuesday, September 13, 2022

### **Call to Order**

The meeting was called to order at 7:00 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~~

~~Don Chiarella~~

Additionally, the Tidewater representative was present and one non-board community member attended the non-executive portion of the meeting.

### **Minutes**

Because the August meeting did not have a quorum, no minutes were to be approved.

### **Resident Comment**

One resident provided comments about commercial vehicle parking and about lot inspections, both subjects in the context of the rules and regulations document draft.

### **Old Business**

1. Parking and expired tags – The Board tagged several vehicles with expired tags in July and August; those vehicles have since been moved or properly registered.

### **New Business**

1. Proposed SBCA Rules and Regulations – The Board debated several small changes to the rules and regulations document, as well as the possibility of a fine structure for violations. The Board voted on three motions: the rules and regulations as distributed are approved, an amendment to specifically bring the prohibition of parking commercial vehicles in community parking lots from the Spring Breeze Covenant is approved, and a motion to include a fee structure for violations was not approved.

2. Community Exterior Review – Tidewater conducted a review of the community the week of August 15 and distributed violation notices to owners as appropriate. A second review is scheduled for late September to follow up on those violations.
3. 2023 Draft Budget – The Board discussed the draft budget, the ongoing implications of the FY2020 reserve study, and timing of distribution to owners. Tidewater is researching any applicable state laws that may impact our ability to improve our reserve fund situation, and the subject will be on the October meeting agenda.
4. Mailbox Area Landscape Improvements – The Board is tabling this issue indefinitely while budgetary discussions carry on.
5. Entrance Sign Replacement – The Board is awaiting additional quotes for sign replacement for our entry areas.
6. Board Member Attendance and Quorums – The Board has evaluated attendance and the number of recent meetings that have not met quorum. Following a further review of our options, the Board voted to declare one member’s seat vacant.

**Adjournment**

The meeting was adjourned at 8:22 p.m.