

Spring Breeze Community Association

Official Board Meeting Minutes

Meeting Conducted Online Through Zoom
Tuesday, December 8, 2020

Call to Order

Chuck Clark called the meeting to order at 7:02 p.m.

Quorum

There was a quorum of 7 members present.

Board Members Present

Chuck Clark, President
Don Chiarella, Treasurer
Linda Southworth, Secretary
Ron Vance
Nathaniel Kuhn
Jon Sperling
Terry Storms

Minutes

The minutes from the previous meeting were approved.

Old Business

- Rules and Regulations
 - Board voted to begin the review and update of the Rules and Regulations at the January meeting.
- Property Maintenance
 - Tree pruning and removal
 - Appalachian Tree Company will begin tree work December 21-23 (will also add pruning a pine tree near 9555 ESW)
 - Replacement of the split rail fence on top of the large retaining wall – Board voted to award this contract to Hercules Fencing.
 - Renovation for pathway between 9753/9757 ESW – Chuck stated we are waiting for estimates from two companies
 - Repair of concrete damage caused by BGE
 - Don at Tidewater had previously stated it would be difficult to get BGE to respond but he would try. The Board will contact our new manager concerning this issue and may have to elevate the problem to local or state officials.

New Business

- 2021 Budget
 - 2021 Budget was approved by the Board.
 - Copy of the budget was mailed to homeowners.

- Reserve Fund
 - Approximately \$65,000 in Reserve Fund
 - **Action Item**
 - Board will review replacement/renovation projects in depth at the January and February board meetings
- Snow Removal Protocol
 - Contract is with our landscaping company – they will be forwarding contract for 2020-2021 winter season.
 - Chuck has offered to serve as contact person who will let company know if it is not necessary to plow due to snowfall under 3 inches.
 - Board agreed to contact for sidewalk clearing, salting, and other chemicals which would be utilized in icy conditions.
- Chuck mentioned that a resident has requested a sign for the common area in front of her encourage dog owners to clean up after their dog. Board agreed to purchase the signs and there will be 3 additional signs for any other common area that needs one.
- Board discussed continuing issues with trash and vultures.
 - **Action Item**
 - Nathaniel will create a flyer to educate residents about the use of trashcans vs. plastic bags to discourage the vultures from tearing the trash apart, making a mess of the area every trash and recycling day.
 - Chuck will contact the County to request that pick-up time for Early Spring Way be earlier in the morning to lessen the number of hours the trash is available to the vultures (trash pickup for Sea Shadow already occurs in the early morning).
 - Board also discussed letting homeowners know that it may be necessary to incur the cost of hiring a company to clean the trash areas every week if we can't solve this problem in any other way.

Public Comment

There was no public comment.

Adjournment

The meeting was adjourned at 7:56 p.m.