

Spring Breeze Community Association

Official Board Meeting Minutes

Meeting Conducted Online Through Zoom
Monday, November 12, 2024

Call to Order

The meeting was called to order at 7:06 pm.

Quorum

A Board quorum was met with 2 board members present.

Board Members Present

Chuck Clark

~~Drew Myers~~

Mindy Sperling

Minutes

The board voted to approve the minutes from the October 2024 meeting.

Resident Comment

No resident comments were presented

New Business

1. Landscape improvement at the entrance signs-The Board requested the landscape company to propose a planting of evergreen plants at the community entrance sign beds. Boxwood bushes around the signposts were recommended. The Board approved the installation at \$1724.
2. 2025 Operating Budget – The Board approved an increase of approximately 15.4% to the annual dues for 2025. This is the final increase in dues required by the recommendations of the 2020 Reserve Study to keep the SBCA in compliance with the 2022 Maryland House Bill 107 regarding the funding of HOA reserve funds. This will increase the quarterly assessment from \$270.64 to \$312.00.
3. Stump removal – Estimates for removal will be requested.
4. Corp. Transparency Act (CTA) – The CTA requires corporations to comply with the act no later than December 31, 2024. For HOAs, it requires Board members to provide each member's name, address, birth date, and a photo ID. Fines for non-compliance may be levied. The Board has requested Tidewater management obtain an opinion from the SBCA attorney regarding whether we are exempt from the law as a specified non-profit organization.
5. Community Assoc. Institute (CAI) – Chuck proposed that the SBCA join the CAI at a cost of \$305 yearly. The proposal was tabled.

Adjournment The meeting session concluded at 7:44 pm.