

Spring Breeze Community Association

Official Board Meeting Minutes

Meeting Conducted Online Through Zoom
Monday, September 11, 2023

Call to Order

The meeting was called to order at 7:03 pm.

Quorum

Board quorum was met with 4 board members present.

Board Members Present

Chuck Clark

Nathaniel Kuhn

Linda Southworth

~~Drew Myers~~

Mavlyn Bazil

Mindy Sperling

The representative from Tidewater was present for this meeting.

Minutes

The board voted to approve the minutes from the reconvened Annual Meeting.

Resident Comment

No resident comments were presented

Old Business

1. Sidewalk Repairs Community-wide – The Board will be conducting another round of identification of areas in need of repair, to include marking a map for contractor evaluation.
2. Dead Shrubs and Drainage Repair near 9537 Sea Shadow – After the dead shrubs were removed, the Board approved a contract to replant. The contractor's suggestion was to wait until fall for best results, and the Board will reconnect with Columbia Grounds once weather cools.
3. Landscaping upgrade to Spring Breeze sign beds – The Board agreed to seek new proposals for the plant beds surrounding the community signs at the same time it seeks proposals for the near-9537 SS project above.
4. Community bulletin boards – The board will continue to table this item until the October meeting.
5. Community-wide tree pruning and removal – A representative of the Board will conduct a walkthrough and evaluation at the same time the sidewalk survey is done.
6. SBCA community newsletter and rat information – This topic will remain tabled until future meetings or additional email updates about subject material.

New Business

1. 2024 operating budget – The Board discussed the draft budget from Tidewater and noted the need to make some line item changes to bring the draft budget into line with current year expenditures. Additionally, the Board noted the need to implement an additional dues increase for owners to stay in compliance with the State of Maryland law requiring the community to fund its reserve budget according to the most recent 2019 reserve study. The Board noted the need to begin work on commissioning the next reserve study update in 2024 as the law now requires an updated reserve study every 5 years.

Adjournment

The meeting session concluded at 7:55pm.