

Board of Directors Meeting Minutes

February 16, 2018 at 8:30AM

Board Members:

Anne Guenin
Galen Miller
Tom Cumpson
Dr. William Spitler
Carolyn Staszak

Item 1: President Anne Guenin called the meeting to order at 8:30am. All board members were present either in-person or via conference call.

Item 2: Approval of Minutes – Carolyn Staszak made a motion to approve the January 12, 2018 Meeting Minutes and Dr. William Spitler seconded the motion. The meeting minutes were unanimously approved.

Item 3: A&L Committee Report –

- A. The A&L Committee should be utilized to review all requests for trampolines.
- B. The A&L Committee approved a retractable awning at 1441 Drake Lane.

Item 4: Management Report

- A. Certified Letter Update – Letter was sent to the homeowner. Dr. William Spitler noted that the A&L Committee is recommending that the resident submit an A&L submission form for their door since proper procedures were not followed. WCPAM will notify the resident.
- B. Resident Concern – The board discussed a resident concern pertaining to the playground. The board has placed appropriate playground signage noting that the playground closes at dusk. WCPAM will email all residents and remind them to be mindful of the playground rules.
- C. Lighting Update – The electrician will be replacing lights around the Green that have burnt out or were vandalized. As a reminder, the lights are aesthetic in nature and not security/safety lights.

Item 5: Financial Report

- A. The board unanimously approved the January 2018 financial package.

Item 6: Unfinished Business

- A. Let the record reflect that Veranda Neighborhood Association's Board of Directors wish to meet with Charter Homes to review close-out procedures between the developer, builder, and HOA before Charter Homes officially exits the community.
- B. Rental Amendment Update – WCPAM updated the board regarding the proposed Rental Amendment Update. WCPAM will contact homeowners that have not submitted their responses.

Item 7: New Business

- A. Board Communications – The board discussed the process for individual board members responding on social media websites pertaining to Veranda. Resident concerns/complaints should be directed to WCPAM.
- B. Carolyn Staszak reported the majority of the geese have migrated away from the Veranda pond.
- C. Residents not in compliance with the trash can policy will be sent letters/fines.
- D. WCPAM was authorized to provide a mailbox board key to Carolyn Staszak.
- E. WCPAM will notify the community to remove all holiday lights and decorations.

Galen Miller made a motion to adjourn the meeting and Tom Cumpson 2nd the motion. The motion passed unanimously.



“To cultivate and preserve a community of homes and a landscape that endures and improves with age.”