



Veranda Board of Directors Meeting Minutes
Friday, November 20, 2020 at 9AM
Zoom Meeting

Board Members:

Tom Cumpson, Carolyn Staszak, Galen Miller, Dr. William Spitler, Dr. Lyn Schmid

Item 1: Tom Cumpson called the meeting to order at 9:00AM

Item 2: The board reviewed and unanimously approved the October 2020 and 2020 annual meeting minutes via email. Both were distributed to the community!

Item 3: A&L Committee Report/Social Committee Report

- A. Dr. Spitler noted that his A&L submission updates are already on the agenda.
- B. 1404 Picket Landscape Submission – the board unanimously approved.
- C. 1318 Banner – needs board approval to change approved May 2020 request – the board unanimously approved.
- D. WCPAM provided A&L Updates for homeowners that did not originally receive approval.
- E. Carolyn Staszak had no social committee updates.

Item 4: Unfinished Business

- A. Privet Head Violation Updates – All homeowners were once again notified via phone/email and door tags were left on their doors.
- B. Sidewalk Issues from Tree Roots - Contractor assessed and noted the issues might be caused by tree roots but there is no way to tell unless the sidewalk is lifted to examine underneath. Contractor noted this is a spring maintenance item and does not recommend correcting any potential issues (concrete and/or tree removal) until spring 2021. If homeowners have sidewalk and/or tree root concerns, they should notify WCPAM so the board may address. Homeowners are responsible for their sidewalks, but the board is open to a discussion with the homeowner if the homeowner can provide verifiable proof that any potential sidewalk issue is being caused by a Veranda street tree. Homeowners are encouraged to fix any sidewalk issues, on their property, and the Association is willing to address any potential sidewalk issues on a case-by-case basis.
- C. (Address Removed) issue with mailbox redo of landscaping – homeowner has not submitted any requested information to WCPAM. Homeowner has not contacted WCPAM since the mailbox redo of landscaping. The Association considers this a non-issue since the Association has heard nothing further from the homeowner.
- D. Violation Updates – WCPAM provided the board with violation updates. The board unanimously agreed to allow WCPAM to begin fining non-compliant residents after a final warning if the resident does not respond that they will take the required corrective action(s).
- E. Sign(s) & Playground Updates – WCPAM ordered the requested signs and is seeking bids for playground maintenance.



Item 5: Financials

A. The board unanimously approved the October 2020 financial packet.

Item 6: New Business

A. TC owner wants to know why next trimming is not until January – The board is following RPI's contract. If a homeowner requires additional services, the homeowner may contract with a landscaper of their choosing.

Adjournment – the meeting adjourned at 10:16pm.