



BOARD OF DIRECTORS AGENDA/MEETING MINUTES

____ Private_/ZOOM_____/____ May 9, 2026_____
 LOCATION/DATE

IN ATTENDANCE: Steven H.____Karen A.____ Alvin C.____Chiquita B.____Nicole J.____Barbara H.____

MEETING CALLED TO ORDER @____ 11:30_____

- Steven_____ **motioned to approve the __BOD__ prior minutes.**
 _____ **2nd. ALL AYE.**
- At our Board meeting held on ____ May 9, 2026_____, the Board discussed the following Agenda:

code	NEW (n) / ONGOING (o) / COMPLETED (c)	UPDATE	OWNER
O	Renter Inclusion/Renter Max – Currently 46% residents are renters	LS is auditing status and creating system to keep us updated on new homeowner and renter reports	LS
O	Insurance Policy	LS to obtain quotes for BOD	LS
O	Financial/Assessment Reports	Show reports	SH
O	LS to provide mthly financial aging reports, audit and system to review new home sales and lease (renters),& quote for BOD insurance	*COLLECTION PROCESS	LS
C	Violations . NOTE: TAKE VOTE ON HOW MUCH HO IS TO BE FINED FOR NON-PAYMENT AND AT WHAT POINT FINES START		
	Community Events—see notes below		
N	Block Party		NJ, BH
N	Yard sales		NJ, BH
O	Night out meet & greet / POP-UP		Team
	Website Updates		
O	Add forum	tbd	BH, AC,

code	DISCUSSION NOTES	OWNER	ACTION Y/N
O	Complaint on vehicle donuts and load noise-get license plate and homeowner of visitor address	NJ	y
O	Survey to get responses on events prior to ; do a meet and greet first; pop-up incorporate survey March 21 st .; kick it off in summer; weekend May 16 th ; do door to door flyer; put response opportunity on website; check with church for location; Chiquita to do questionnaires on By-Laws;	BH	y

	meet & greet open to owners & renters; Barbara to contact vendors to get raffle donations, door prizes; verify attendees' addresses for block parties; get BOD badges		
O	YARD SALES DRIVE BYS SATURDAY 9:00- 12:00 MAY 30 OR JUNE 6; SEND OUT EMAIL ON Yds-WHO SENDS? / BH TO GET CITY PERMITS;	NJ, BH	
O	BLOCK PARTY AT CUL-DE-SAC –ALVIN’S STREET; ARSHA QUOTE TO COOK FOOD OR RESIDENT PROVIDE GRILL VOLUNTEER COOKING- WE BUY FOOD FROM COSTCOSAMS; FOOD TRUCK; VENDOR TENTS; MUSIC RESIDENT; SATURDAY JUNE 20 TH , 21 ST (Sunday FATHER’S DAY) OR 27 TH 12:00 – 4:00 PAPERWARE/PLATES; DRINKS; WATER- CONTRACTORS TRASH BAGS; TRASH TO BE HELD BY NEIGHBORS; SIGN IN SHEET TO VERIFY RESIDENCY & CURRENT ON DUES- RAFFLE TICKETS OR HAND STAMP CHILDREN UNDER AGE OF 12 MUST BE ACCOMPNIED BY ADULT. RAFFLE OFF GIFT CERTIFICATES –bh-; MENU HOT DOGS, BURGERS, BAKED BEANS, BUNS, CHIPS, CK ON ICE CREAM MAN,	NJ, BH	

- _____ MOTIONED TO ADJOURN AT _____pm
- _____ 2nd. ALL AYE