



Board Of Directors Meeting Minutes June 24, 2024

Attendance:

BOD Present: Alexandra Cresci, Cory Neal, Bob Brethen, Jason Ehrlich, Tina Bailey

BOD Absent:

Mainstreet Management Group Present: Diana Bonneau

6:34pm Meeting called to order – Cory

6:35pm Approval of previous meeting (May 2024)

- Meeting minutes approved via e-mail and have been posted on Stephens Gove WEB Site

6:36pm **Financial Overview** – Jason

- Delinquency update: down to 30 vs. 47 homes that still owe January HOA dues. Late fee is \$20.00 per month.
 - July 2024 dues have been sent out
 - Mainstreet Management Company continues to follow up delinquencies and potential pre-lien letters

6:46pm **Old Business** – All

- New grill approved for the pool - \$1500.00 – Purchased, Completed
 - Stephens Grove covers have been ordered
- Need to fill Architecture Committee role - Completed
 - Two members have volunteered to perform the Arch Review
 - Process points have been provided
 - Tina will act as the liaison between the Board and Committee
 - Mainstreet will set up notification to committee members
- Two Architecture Requests were reviewed and approved:
 - 14214 Bald Cypress Ct - Deck
 - 6250 Glengarrie Lane – Deck & Pergola
- Pool Fobs, 2 per house – Jason to turn Fob management over to Mainstreet – Completed
 - 2 fobs per household, replacing lost fob will cost you \$20.00
- Tennis court times for access will be validated to close at 10pm - Diana

7:09pm **New Business** – All

- TerraGreen –
 - string trimming along Stephens Road to be completed



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- playground mulch – to be installed after Memorial Day
- walkway drainage quote - \$2410.00
 - work order approved
- broken irrigation head in field between pool and tennis court
 - need to store marker flags in storage room - Bob
- Planning to order a new umbrella for the baby pool - \$1000.00 – Cory
- What to do with used umbrellas from Pool? – Cory
 - 25 used umbrellas will be given away to residents on a first come basis, the neighborhood will be notified via Facebook
 - Those not given away will, be sold on Facebook Marketplace
- Need to follow up on Clubhouse Cleaners, once a month? – Diana
 - Checking on bi-weekly cleaning during June-August
- Review Pool furniture – chairs and lounges
 - Total of 19 tables, 80 chairs, 48 lounges
 - Cleaning (power wash) - \$550.00 - completed
 - Review with Trident to fix/repair broken pool furniture – Bob
 - Re-strap chair - \$120, lounge - \$147 (8-12 week turnaround time)
 - Board will review furniture at the end of the season to send out for repair or potentially buy new
- 3 new picnic tables - \$550.00 - completed
- Pool opens without Lifeguards
 - The Board will continue this review at the August meeting,
 - With the fob use, having access to the pool without guards is available
 - Need to review Attendant vs Guard coverage for future
- Board members to meet with Trident Manager (06/25) regarding pool water condition and lifeguard duties
- Street Parking Violations – Enforcement – All
 - Per the HOA CC&R's the Board will continue to enforce street parking violations
- Purchase of a new clock (batteries replaced) for the pool area - Completed
- Purchase of new benches for the tennis courts? – Tina
 - Approved to obtain quotes
- Extending pool hours after CMS starts school (08/25/24) – Tina
 - Open after weekend of 09/14-15
 - The Board will review extending the pool days/hours at the August Meeting

7:55pm **Open Forum –**

- The entrance white boards to be replaced
 - Tina to follow up on replacement cost



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- Review the numerous signs on the pool gate entrance
 - Tina to review for consolidation
- Due to the aging anchor points the swim team starting blocks, they will stay in place until the swim season is completed, the first week of July
 - Note: new blocks will be needed for next year's season
- E-mail's to the HOA Board will be turned over to Mainstreet (Diana). Tina will follow up with ADCO (Lauren) to remove the board members and add Diana. Diana will then send to Board members as appropriate.

8:05pm **Meeting Adjourned**

Long-Term items under review –

- Pool Deck revitalization (sanding, grinding off older layers, re-painting)
 - Need to solicit quotes from pool vendors
 - Initial quote obtained from Trident
- Baby pool upgrades, possible ADA, Health codes
 - Follow up with Pool vendors
- Tennis Court and Basketball Court repaint, repair
 - Vendors not available for our work at this time, need to follow up
 - Potential to link in with CSD when their courts need repair work
- Sail shades for the Pool Area
 - Vendors will not give a quote without knowing budget money
 - Board to re-review and decide on a budget
 - Looking to cover, playground, baby pool, areas around main-pool

The BOD meeting for July has been cancelled. The next BOD Meeting is scheduled for 6:30pm on August 26, 2024 in the Stephens Grove Clubhouse