



Bethesda Oaks HOA Board of Directors Meeting Minutes

Date: March 28, 2019
Location: Gastonia Fire Station # 4
Address: 900 Armstrong Park Rd, Gastonia, NC 28054
Recorded by: Jeremy Eastburn
Attendance: 19 total

Opening: The meeting was called to order at 7:03 pm by Joe Cammalleri.

Present: Joe Cammalleri, Bill Marino, Cleveland Penn, Jeremy Eastburn (Allen Huffman absent)

A quorum was established.

Agenda:

Motion to approve meeting minutes from February 27, 2018 meeting and post on website

- Motion made by: Bill Marino
- Seconded by: Cleveland Penn

President's Report:

- The City of Gastonia Fire Department has notified Bethesda Oaks HOA that several streets within the community will become "park on one side only" restricted due to issues with emergency vehicles having trouble fitting through the street when cars are parked on both sides. Signs will be installed in the month of April.
- Ryan Homes
 - Common Area Turnover planning continues. Ryan Homes has 3 lots left to complete with estimated completion date of June 2019. As June approaches Ryan Homes will start cleaning out common areas and preparing for turnover.
 - The board will work with Ryan Homes to alter the new bridge in Phase 3 to match consistency with the existing wooden bridges in Phases 1 & 2.
- Lennar
 - Lennar is continuing to make progress with land development in Phase 4, including multiple retaining walls.
- Speed Abatement
 - Speed Radar sign has arrived and the encroachment application has been filed with the city. Once liability insurance certificate is completed the installation can take place by the pool common area.

Finance Committee's Report:



- Reviewed all outstanding financial highlights since the last meeting.
- No major issues or concerns were presented.

Architectural Review Committee's Report:

- Violation letters were sent out as needed by Property Matters Realty.
- Approvals (if any) were reviewed and handled as needed.

Crime Watch Committee's Report:

- Nothing to report.

Communication Committee's Report:

- A newsletter is being drafted and will be sent within the next quarter.

Landscaping Committee's Report:

- Front Entrance plantings were completed this past month.
- Irrigation will be turned on in April and all connections will be tested both at the front entrance as well as around the pool after expansion project was completed.

Pool/Playground Committee's Report:

- The pool expansion project has completed successfully.
- The pool resurfacing project will commence in early April.
- The board will pursue purchasing additional pool furniture from "Patio Options" company. An attempt will be made to get a deal on shipping costs.
- The board will revisit the idea of "Shade Sails" for 2020.
- The Pool Committee is in the process of revising the Pool Rules in several areas, including restrictions on "pool floats" due to safety/liability concerns.
- Tentative pool opening is scheduled for Wednesday, May 15, 2019.

Social Committee's Report:

- The next Social Committee event is Saturday, April 13 (Easter Egg Hunt from 1-3 pm).

Administrative Committee's Report:

- Nothing to report.

Next Scheduled Meeting:

- Date/Time/Location: April 25, 2019, 7:00 pm @ Fire Station # 4
- Topics deferred to next meeting (if any):

Motion to Adjourn: 7:36 pm made by Bill Marino, seconded by Cleveland Penn.