



Bethesda Oaks HOA Board of Directors Meeting Minutes

Date: June 25, 2020
Location: *Private Board Meeting held via Zoom Virtual Session due to COVID-19*
Address: (none)
Recorded by: Jeremy Eastburn
Attendance: 6 total

Opening: The meeting was called to order at 7:02 pm by Joe Cammalleri.

Present: Joe Cammalleri, Bill Marino, Cleveland Penn, Jeremy Eastburn, Allen Huffman
A quorum was established.

Agenda:

Motion to approve meeting minutes from March 26, 2020 & June 1, 2020 meetings and post on website

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

President's Report:

- The RadarSign Speed Sign has been repaired and reinstalled. We will wait at least one month before downloading the data captured in order to determine if there are any data anomalies.
- The Board continues to collect and receive votes for the recent CCR amendment to limit the ability to rent/lease homes within Bethesda Oaks. Options are being investigated into holding a possible Zoom webinar to answer questions from the community about the amendment.
- Motion to approve signing contract with the City of Gastonia to install 4 street lights in Phase 4 at a cost of \$24 per month per street light, with an additional 4 street lights to be installed at a later date:
 - Motion made by: Jeremy Eastburn
 - Seconded by: Bill Marino

Finance Committee's Report:

- Reviewed all outstanding financial highlights since the last meeting.

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:

- There have been a few minor incidents with trespassing at the pool after-hours. Non-emergency police will be called for any future incidents.

Communication Committee's Report:

- The next public HOA meeting will be conducted via Zoom Webinar with the ability for homeowners to submit questions via the Chat feature.

Landscaping Committee's Report:

- The Board has completed the process of putting together the RFQ packet so that bids can be solicited.
- Motion to spend \$1,000 to remove leaning/dangerous tree on HOA common area on Cypress Oak Ln in order to remove risk of damage to tree falling on homeowner property.
 - Motion made by: Jeremy Eastburn
 - Seconded by: Cleveland Penn

Pool/Playground Committee's Report:

- The new security camera and FOB system for the pool should be installed during July, as some pieces of equipment are still pending delivery.
- The Board continues to put a great deal of effort toward finding an acceptable middle-ground of hiring pool attendant's during appropriate hours and for an acceptable cost. Discussions are ongoing to work out possible options to allow for morning hours instead of only afternoon/evening hours, to the extent of finding a new security company.
- The repair work for the bubbles in the concrete will be delayed as the pool has re-opened.
- Bathroom upgrades have been postponed due to budgetary restrictions surrounding COVID changes at the pool requiring diverting funds to paying for a pool attendant.
- Drawings/images have been obtained for the playground expansion options. A survey will be put together for residents to review the options and vote on their favorite.

Social Committee's Report:

- The Board is determining whether welcome packets can be distributed to new homeowners from the Lennar Sales office directly.

Administrative Committee's Report:

- Nothing to report.

Next Scheduled Meeting:



- Date/Time/Location: Thursday, July 30, 2020 (virtual)
- Topics deferred to next meeting (if any):

Motion to Adjourn: 8:43 pm made by Bill Marino, seconded by Cleveland Penn.