



Bethesda Oaks HOA Board of Directors Meeting Minutes

Date: July 30, 2020
Location: *Public Board Meeting held via Zoom Virtual Session due to COVID-19*
Address: (none)
Recorded by: Jeremy Eastburn
Attendance: 17 total

Opening: The meeting was called to order at 7:08 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 June 25, 2020 meetings and post on website

- Motion made by: Cleveland Penn
- Seconded by: Jeremy Eastburn

President's Report:

- The board is continuing to gather and receive ballots/votes for the 4th Amendment to the CCRs that addresses the ability of investment companies to purchase homes within the community for the purpose of leasing/renting. A total of 67% needs to be received in order for the amendment to be adopted, and a total of approximately 38% of the ballots have been received.
 - An email blast will be sent out to the community (again) in order to send a reminder to vote, as well as answers to common questions after the first email blast.
- Ryan Homes
 - The board walked through with Scott Glover of Ryan Homes through Phase 3 to address remaining items on the turnover list, including fixing of the bridge, planting trees in the common area, and improved maintenance of the grass. The work is ongoing with Ryan Homes before final turnover of Phase 3.
- Lennar
 - A contract has been signed with the City of Gastonia to install 8 new street lights in Phase 4 (Lennar).
 - As of late July, 48 more lots have been platted and will be available for sale shortly.
- Recent Pool/Playground Improvements
 - A new camera/security system has been installed at the pool with increased day



- & night vision and HD resolution.
- PMR will reach out to the security company to work on resolving the WiFi outage at the pool.
- The old keypad access control system at the pool is being replaced with a new “keycard fob” access control system. The cards are being mailed out to homeowners along with a letter explaining the change. Starting (approximately) August 1, an attendant will no longer be necessary at the pool, and the homeowners will be able to access the pool using the new keycard fob system between the new hours of 9am - 9 pm (hours restricted due to requirements of sufficient cleanings throughout the day). Pool furniture will not be brought back out to the pool deck due to higher risk of touch points that cannot be cleaned as easily or as quickly.

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:

- The speed radar sign has been repaired and appears to be working properly. Data will be downloaded after 2+ months of data is gathered.
- The board is working with the city (again after 2 years since our latest attempt) to get a 4-way stop approved at Cypress Oak Ln & Old Knobby Oak. Traffic counters have been installed by the city as of July 28 to monitor vehicle counts, which is necessary before the city can look at adding additional stop signs.
- The board reiterated that the streets of Bethesda Oaks are under the jurisdiction of the City of Gastonia. The HOA does not have jurisdiction or control of city streets. Therefore, any concerns around golf carts, dirt bikes, or any other traffic on the city streets should be directed to the City of Gastonia on the police department.

Communication Committee’s Report:

- Nothing to report.

Landscaping Committee’s Report:

- Dead bushes at the pool have been removed
- Additional tree cuttings have been completed of dead common area trees.
- RFQ is about to be sent out for landscaping bids.



Pool/Playground Committee's Report:

- See major pool changes in President's Report above. In addition to that:
 - Pool Rules have been revised based on the Governor's latest law change.
 - FAQ's have been posted to the BethesdaOaks.com web site.
 - The new keycard fob system will only work during official pool hours (9am - 9 pm). The fob will not work after hours.
- Due to COVID, the repairs to the concrete bubbles and bathroom upgrades have been postponed.
- The board has continued to work on the next large project which is the new playground expansion. A list of new playset options was sent out to the community for voting (3 playsets) and 77% voted on Option # 3 "Chagrin Falls" with a 4 piece swingset for babies & young adults. The board will continue to move forward with this project based on the survey results from the community.

Social Committee's Report:

- Nothing to report.

Administrative Committee's Report:

- Welcome packets have been handed to Lennar Homes model home in order to the salesperson to hand out to new homeowners in Phase 4.

Next Scheduled Meeting:

- Date/Time/Location: Thursday, August 27, 2020 (virtual)
- Topics deferred to next meeting (if any):

Motion to Adjourn: 8:16 pm made by Jeremy Eastburn, seconded by Bill Marino.