



Bethesda Oaks HOA Board of Directors Meeting Minutes

Date: August 27, 2020
Location: *Public Board Meeting held via Zoom Virtual Session due to COVID-19*
Address: (none)
Recorded by: Joe Cammalleri
Attendance: 15 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 absent)

- A quorum was established.

Agenda:

Motion to approve meeting minutes from July 30, 2020 meetings and post on website

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

President's Report:

- 4th Amendment to CCRs status to date is 158/306 (51.63%) – although we have reached 52% (need 67% in the affirmative), we are still not there. Joe asked PMR to send a list of who have not replied (either way) and he would draft a follow up letter.
- Ryan Homes
 - No new update on the common area turnover status yet, Ryan still working on a few punch-list items.
 - Common area maintenance is poor... PMR & BOD have reached out to Ryan (Scott) to get their maintenance folks to remedy this immediately. Board & PMR advised this clean-up work by Ryan has started.
- Lennar
 - A request was made by Lennar to add a new siding option (hardy plank) to their offering. This siding has embossed wood grain and is not compatible to the plain siding currently being used throughout the entire community. Lennar's request was denied by the Board.
- Committee Volunteers needed...
 - The President once again asked the attendees to put the word out that every Committee needs volunteers. Interested members should contact Jeremy via the BO email (info@bethesdaoaks.com).



Finance Committee's Report:

- Finance Report was provided by Joe. No questions/concerns came up from the attending Board members; all were notified if they required copies, to contact Nichole at PMR, who would provide (Balance Sheet & Income Statement).
- The Board has started work on the 2021 Budget. Allen and Joe will provide them a final draft for review. This will be presented to the members for their approval at the Annual Members Meeting in December.
- 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:

- No Police Report was available at this time. Bill advised all that he is working with the City to revisit an earlier request to put a 4 Way Stop Sign at the intersection of Cypress Oak and Old Knobbley Oak. Traffic study was completed, and volume recorded did not support that premise. The Board is appealing this and requesting the City Council to evaluate the request based on a "safety" concern. Bill will keep all posted.

Communication Committee's Report:

- Virtual Business Meetings (access to homeowners) are now in force (via Zoom).

Landscaping Committee's Report:

- Still disputing a charge from QLM for tree elevation they performed, as it appears that should be included in their contract.

Pool/Playground Committee's Report:

- We will be closing the pool for the summer on Sunday September 27, 2020.
- The WiFi at Pool has been repaired:
 - Network Name: BETHESDA OAKS POOL
 - Password (case-sensitive): TC8715DBE9F74
- Work has started on the delayed Playground Upgrade; final playground equipment has been selected, based on overwhelming member's feedback (Chagrin Falls), next steps is finalizing the contract and firm up a timeline.
- Pool Cleaning & Sanitizing is currently being performed 9-10am & 12 noon, 3pm, & 6pm, during the latest Covid-19 pool hours opening schedule.
- All were reminded that floats, footballs, plastic inner tubes at pool are not allowed.
- The Pool light at the pool was repaired and the new cameras have been adjusted, Jeremy will validate.



Social Committee's Report:

- A few homeowners have asked for permission to use common areas for kid-type socializing/exercising... although all have use of the common areas (with permission), it was noted that these will not be HOA sponsored events and the requesters are responsible to provide and post appropriate Covid-19 Safety Guidelines.

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, September 24, 2020 (virtual)

Motion to Adjourn: 8:07 pm made by Bill Marino, seconded by Cleveland Penn.