



Bethesda Oaks HOA Board of Directors Meeting Minutes

Date: September 24, 2020
Location: *Public Board Meeting held via Zoom Virtual Session due to COVID-19*
Address: (none)
Recorded by: Jeremy Eastburn
Attendance: 18 total

Opening: The meeting was called to order at 7:01 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 August 27, 2020 meetings and post on website

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

President's Report:

- Annual Member Meeting/Election scheduled for Thursday, December 3, 2020 @ 7:00 pm via Zoom. There will not be a regular monthly HOA meeting at the end of November or at the end of December, due to the holidays.
 - Elections will take place and 3 board seats will be up for reelection.
 - A quorum of 10% of 306 total homes (either in person or via proxy) is required in order to hold the annual meeting (30+ homeowners represented).
 - Due to COVID and not being able to meet in person, election ballots will be submitted after the Annual Meeting is adjourned. The result of the election will be announced approximately 30 days after the election.
- The 4th Amendment to the CCRs is currently sitting at 158/306 approved, or 51.63%, out of the required 67%.
- Ryan Homes
 - Common Area turnover for Phase 3 is still in progress, as the board is awaiting aeration/seeding to be completed, along with a required bridge repair. Board will reinspect after the task list is complete and then approve final common area turnover.
- Lennar
 - The board is working with Lennar to finish the stone monument signage (copper Bethesda Oaks nameplate).
 - Lennar is finishing up the landscaping around the new entrance as well, including



irrigation and sod.

- The grass around the sidewalks and mailbox on Old Knobbly Oak in Phase 4 has been overgrown and the board is working to address with Lennar.
- Committee Volunteers are needed. Please email info@bethesdaosaks.com if interested.

Finance Committee's Report:

- The 2021 Final Draft Budget has been completed by the Finance Committee and ratified by the board. It is ready to be voted on by the community at the upcoming Annual meeting.
- 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:

- An attempted car break-in occurred in early morning on September 24 in Lennar Phase 4. The culprit was caught on video attempting to open a locked car door.
- The board reminds everyone to lock cars and keep garage doors closed.
- The board is appealing the city's decision on not approving a 4 way stop at Old Knobbly & Cypress Oak due to lack of traffic meeting minimum requirements. The appeal is based on safety concerns as opposed to traffic volume. The city hopes to respond within 3-4 weeks.

Communication Committee's Report:

- Nothing to report.

Landscaping Committee's Report:

- Bushes around the pool area will be planted by December 1 by QLM. Dead trees will also be replaced along the streets.
- Bridge repairs are necessary between Cherry Bark Oak & Holly Oak Ln cul-de-sacs. Quotes are being obtained.
- Quotes are also being obtained to cement the rocks along the creek bed around this same bridge.
- Uplights at Titman Road entrance have been repaired.

Pool/Playground Committee's Report:

- The playground expansion project is underway. The Board has met with Scott from MulchLife, who will be handling the project from start to finish. Measurements have been taken to ensure all equipment will fit and to provide a final quote, which came in at



\$63,000, but was able to be brought down to \$60,000. The reason for this cost being over the budgeted \$55,000 is due to higher quality kid-safe rubber mulch being chosen, which is more expensive but will last forever, compared to regular wood mulch.

- Motion to increase the budget from \$55,000 to \$60,000:
 - Motion made by: Jeremy Eastburn
 - Seconded by: Cleveland Penn
- The project is slated to begin in December 2020, due to a 10 week schedule to wait for the playset to arrive.
- All old playground equipment will be donated except for the benches and trash cans, which will remain.
- The pool will close for the season on September 27, 2020.
- The playground will open (as-is) on October 1, 2020, until the playground expansion project gets underway.

Social Committee's Report:

- Nothing to report.

Administrative Committee's Report:

- Nothing to report.

Next Scheduled Meeting:

- Date/Time/Location: Thursday, October 29, 2020 (virtual)

Motion to Adjourn: 7:56 pm made by Bill Marino, seconded by Cleveland Penn.