



Bethesda Oaks HOA Annual Meeting Minutes

Date: December 3, 2020
Location: Zoom Webinar
Recorded by: Jeremy Eastburn
Attendance: 17 total

Opening: The meeting was called to order at 7:09 pm by Joe Cammalleri.

Important Note: Since the election portion of the Annual and Budget Informational Meeting is held by written/mailed ballot, *there will not be any voting during the informational webinar*, only budget ratification. Pursuant to NCGS 47F103, a quorum does not need to be present to ratify the budget.

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

Agenda:

Motion to approve meeting minutes from the December 5, 2019 Annual meeting:

- *Approval of meeting minutes to be handled by written/electronic ballot.*

Election of Board Members:

- *Voting to be handled by written/electronic ballot.*

Finance Committee's Report:

- Reviewed finances over the past year.
- Motion to ratify the proposed 2021 budget:
 - *Ratification of the proposed budget to be handled by written/mailed ballot.*

President's Report:

- Reviewed accomplishments/highlights (old business over the past year), including:
 - Covid-19 Pool closing/opening
 - Pool Attendant
 - Covid-19 Playground closing/opening
 - 2019 Tax Return
 - 2021 Balanced Budget (no Fee changes)
 - Installed 4 Way Stop Sign
 - Maintained financial stability
 - Installed "Fob" Access System at Pool



- Signed new Pool Contract (no increases)
- Welcomed new property manager - Nichole (PMR)
- Maintained Property Management Contract w/no increases
- Finalizing Ryan Phase 3 Turnover (Nov 16th)
- Installed Street Lights (Phase 4)
- Supported street name change (Bethlehem Church St. to City Church St.)
- Upgrade to Pool Wi-Fi
- Upgrade to security Cameras at pool
- Instituted Zoom Meetings-Business
- Implemented Zoom Meetings-Members
- Complete Rip-Rock "concrete" installation
- Finalize street tree plantings (cut-downs)
- Provide October Financials Review
- Reviewed new business anticipated for next year, including:
 - Support 2nd Annual Christmas Decoration Contest
 - Continue to drive 4th Amendments to CCR's implementation
 - Install another Speed Sign (Phase 3)
 - Build back entrance Monument
 - Add benches in common areas (all phases)
 - Solicited Committee Volunteers
 - Work with Lennar on common area turnovers & future builds
 - Plant additional trees in Common area (Phase 1, 2, 3)
 - Plant Bushes (around Pool)
 - Plant Bushes (entrance to Pool)
 - Complete Playground Upgrade/Expansion
 - Upgrade Pool B/R's

Next Scheduled Meeting:

- Date/Time/Location: January 28, 2021, 7:00 pm via Zoom

Motion to Adjourn: 8:15 pm made by Bill Marino, seconded by Allen Huffman.