

**Greenway Farms Homeowners' Association
Board of Directors Meeting Minutes**

April 12, 2023 Teams

Roll Call Board of Directors

Huy Tran, President
Damon Gooch, Vice President
Michelle Carter, Secretary
Ben Graham, Treasurer
David Crow, Director

Managing Agent
AMV, Lily Lombardo

Called to order 7:02pm

Approval of Meeting Minutes & Agenda

David Motion, Ben Second Board approved January meeting minutes and April Agenda.

Manager Report/Notes History:

Minor leak in ladies room ceiling/ Resolved. Vinyl fence, pool house deep cleaning, new signs, chain link fence paint touch up. Refer to Notes/History

Committee Reports (* No members) // Call for volunteers

*Landscape: Spring clean-up. Annuals will be planted mid-May as usual.

ARB / Up to date with applications.

Recreation: Cleaning scheduled. Seasonal dumpster delivers May 1. The lifeguards will issue 2023 pool pass stickers.

Social: Spring event is planned. Yard sale May 20, rain date May 21.

Old Business

Gator dates tentatively approved. Submit event dates at the next meeting.

Interior pool house painting started April 10. Contractor is King Contracting, \$6,000.

New Business

Board reviewed two (2) water filter station proposals including one (1) station, plumbing, electric and siding.

Damon Motion to approve King Contracting \$8,700, Lombardo will request discount, Ben Second: Board voted unanimously 5-0. Lombardo will coordinate installation.

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New Business
Con't**

Bridge painting proposals will be submitted at the next meeting.

Ben will submit proposal for two (2) solar lights for kiosk. Lombardo estimate total \$100. No action.

Pool house renovation discussion. Lombardo will submit sample HVAC proposal for game room and bathrooms.

Investments discussion to include T-Bills. Confirm T-Bill investment within the Governing Documents. David Motion 80/20, Eighty Percent (80) invest and Twenty Percent (20) liquid/cash. Michelle Second: Board voted unanimously 5-0. Huy will contact Morgan Stanley.

Financial report ending March 2023. Operating \$64,608. Investments \$442,958.

Next meeting July 19, 2023

Open Forum

Discussion included lack of owner attendance.

8:30 Motion to Enter Executive Session to discuss game room furniture and delinquency reports.

8:45 Exit-Executive Session Summary

Board decided to not purchase furniture for the game room.

Collection report is up to date.

Damon Gooch will be moving soon and submitted his resignation from the Board and ARB. Board accepted his resignation.

Organizational Meeting:

Board appointed David Crow to serve on the ARB
Vice President, David Crow

Meeting Adjourned at 9:00 pm