

Greenway Farms Homeowners' Association

Board of Directors Meeting Minutes

July 20, 2016 - Police Safety Station- 65 Plaza St, Leesburg

Roll Call-Board Members:

Matthew Gebert, President

Mike Taylor, Vice President

Melissa Cassidy, Secretary - Absent

Maureen Kirk, Treasurer

Diane Lillis, Director

Management Company Representative Present: Lily Lombardo, CMCA

7:06 Called to order

Approval of Minutes

Maureen Motion, Mike Second: Board voted 4-0. April minutes approved as submitted.

Committee Reports

Landscape: Dead wood and log jam cleared in wet lands is complete by Thrive Tree Care.

Covenants: Chairman, Brian McAfee attended meeting and addressed the Board. Committee approves applications per the Resident Guidelines.

Recreation: 1st Annual July 3 pool party was a success.

Website: Updates for the website will be sent to Matt and Maureen will post information on FB and Kiosk.

Old Business

Manger sent email request to the Town of Leesburg to remove yellow from all streets in the HOA.

Clean out storm drains is incomplete at this time. No update regarding dry pond.

Pool House and Pool: Shade structure, new carpet, umbrellas, umbrella stands, private property signs on stop sign post, ceiling repairs, leak repairs, new dri mats, new stop sign, refrigerator, roof replacement and new railing, power washing, concrete repairs in town house section, tennis bench, tennis trash can, vinyl dumpster installed, power wash fence and signs- Complete

New Business

Board carefully reviewed 2015 audit submitted by Accounting Associates: Audit shows (-\$27,959). Mike motion to accept audit, Maureen second: Board voted 4-0 to accept. Mat signed representation letter.

2015 tax returns were signed by Maureen.

Lombardo will send No Soliciting sign samples to the board for consideration and approval. Board agreed to install 2 signs: One sign by main monument and one by Kiosk.

Board reviewed financial reports in preparation for the 2017 budget: Discussion included pool income \$3,750, line item for one time charge to update the reserve study \$4,800, snow removal currently \$2,000 over budget for 2016, increase social from \$250 to \$1,500.

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New Business Con't

Lombardo will submit draft 2017 budget with various increases and reserve study recommendations at the October meeting.

Lombardo will order private property signs for pool fence. Board will consider security lights in the future.

Next meeting will be October 21 or 20.

Open Forum

One resident present. Discussion included soliciting and forming a neighborhood watch committee.

8:35 Board entered Executive Session to appeal hearing, delinquency report and collection report.

8:55 Exit Executive Session

Executive Session Summary:

Hearings: Board will inspect tile on Connery and cast vote via email.

Collection Status Report is up to date

Guard Chair: Forward invoice to responsible party.

Meeting adjourned at 9:00pm