

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

January 15, 2020 Police Station- 65 Plaza St, Leesburg

Roll Call-Board Members:

Kim Berkey, President

Maureen Kirk, Vice President / Secretary

Huy Tran, Treasurer

Damon Gooch, Newly Elected Observed

Management Company Representative Present: Lily Lombardo, CMCA

7:49 Meeting Called to Order (after annual meeting)

Approval of Minutes

October meeting minutes approved.

Committee Reports

Landscape: Declining ash trees removed or dropped as needed. Tree bank is closed/no interest at this time.

Covenants: One application is currently being reviewed at this time.

Recreation/Pool: None

Social: School out event is planned for 2020.

Website: Documents are updated on a regular basis.

Old Business

Swim Team Policy/Board reviewed legal comments. Board should appoint committee and set policies for the swim team. Kim Berkey is authorized to follow up with the attorney. More discussion is needed.

Gators Swim Team: Board reviewed Ray Ceresa legal comments regarding swim team and its members. Recommendations include appoint swim team committee and set up policies for the team, liability falls on HOA, appropriate insurance coverage, adopt risk management practices, background checks for all adults. More research and discussion needed. (*E-vote Unanimous)

Maureen Motion to approved pool rules with changes pending the attorney's approval. Huy Second: Board voted unanimously to approve pool rules pending legal comments. Lombardo will handle process. New pool rules will be posted at the pool house and mailed with April quarterly statement.

New Business

Maureen motion to accept CPI ADA chair, \$6,400 pending confirmation that the chair can be stored and set up per request. Huy Second: Board voted unanimously to approved ADA chair to be installed before 2020 pool season.

Board discussion: CPI proposal for new pool furniture. Tabled

**Greenway Farms HOA
January 15, 2020
Meeting Minutes New Business Con't**

Financial Reports as of 12/31/19: Operating balance \$24,372, Investments \$345,123. Financials can be viewed in real time via website.

Board approved: Two (2) CD's will be renewed at the highest interest rate. \$100,000 / twelve (12) months and \$50,000/ six (6) months. Huy Tran will contact Morgan Stanley and handle transaction.

Board reviewed Reserve Study calendar of expenditures. Tennis and basketball courts are schedule for seal-color coating this year. Lombardo will submit proposals.

Board questioned terms. Outlined in Articles of Corporation state 3 year terms. Cannot be changed by policy.

Next meeting April 15

Open Forum

No members present.

8:50 Maureen Motion/ Huy Second to enter Executive Session to discuss hearings, collection report, delinquency report.

9:05 Exit Executive Session // Executive Session Open Vote & Summary

Default hearing Allman / sign. Corrected

Default hearing English / paint color. Board granted an extension to March 31, 2020 to correct paint color. If not corrected, rule charges will start 1/15/20.

Collection report is up to date.

Past due letters were mailed on 1/7/20. November 1, past due accounts will be sent to legal for collection.

Board and manager discussed owner's (Goldworth/removed from board) behavior during the annual meeting. Manager will report this issue to AMV.

Organizational Meeting Results:

Kim Berkey, President
Maureen Kirk, Vice President / Secretary
Huy Tran, Treasurer
Damon Gooch, Director

Meeting Adjourned at 9:10