

**BOBBIN BROOK HOMEOWNERS ASSOCIATION
BOARD MEETING
SEPTEMBER 17, 2025
12:00 PM NORTHEAST LIBRARY**

BOARD MEMBERS IN ATTENDANCE

Christine Boulos, President
Larry Momyer, Vice President
Greg Madden, Treasurer
Cindy Avant, Secretary
Nick George
Danny Hayes, Association Manager

BOARD MEMBERS NOT PRESENT

Laurie Hartsfield and Brandi Van Leuven

CALL TO ORDER

12:00 p.m.

MINUTES

Greg motioned to accept minutes from June 4, 2025, meeting. Larry seconded. All approved.

FINANCIAL REPORT

Reviewed Balance Sheet as of September 16, 2025, and Profit and Loss Budget Overview. Discussed opening a new CD with money from Capital City checking account. Christine will contact Peoples Bank regarding interest rates. Greg Madden is going to be added as a signatory on the accounts (Danny Hayes is already an approved signor.) Ten homeowners haven't paid dues which were due in August. Danny sent reminders and will wait until after the Annual Homeowners Meeting on October 8th before sending further notices.

CLUB/COMMITTEE REPORTS

Book Club – Cindy and Christine will look for a book and a host for the next meeting.

Welcoming Committee – Judy Momyer and Barbara Lauer delivered welcome baskets to new homeowner.

CONTINUING BUSINESS

1) Grounds

a) Bricks - Entrances and Islands

New damage reported on both sides of East entrance and on several islands. Danny will get quotes from Pasqual and Chris Bradford, Bradford Masonry Inc.

b) Tree Removal Policy

Christine creating language to clarify tree removal policy. It will be included in the Fall newsletter to be distributed before the Annual Meeting on October 8th.

c) Vine Trimming

Danny will ask Pasqual to cut vines growing on trees in the islands.

2) Complaint from 3896 Bobbin Brook Circle - Sandra Osteen

Christine will contact Sandra to see if issue has been resolved.

CONSTRUCTION NOISE

Complaint received about construction noise on the weekend. Christine will include language in the Fall Newsletter regarding limiting noise.

ACC DEVIANCE REQUEST FROM 3933 BOBBIN BROOK CIRCLE - CURETON

Request made to build a 16' x 20' storage building and a 10' setback variance on side property line. Christine will review Leon County property setbacks and Bobbin Brook Covenants and respond to homeowners.

NEWSLETTER

Christine will create the Fall Newsletter to include information regarding soliciting in the neighborhood, construction and other noise, tree responsibility and removal, and other informational items. Danny will have the newsletter printed and Larry and Judy will distribute to homeowners prior to the annual homeowners meeting on October 8th.

ANNUAL HOMEOWNERS MEETING

October 8th at 6:00p.m. at Christine and Tony's house. Danny will put together the agenda to include financial information and a list of accomplishments over the last year i.e. lighting, brick work, lake pump replacement, bridge repair, canopy trimming, sign repair. Light food e.g. chips and cookies, and soft drinks will be provided.

ADJOURNMENT

Meeting adjourned at 1:00p.m.