



## BOBBIN BROOK HOMEOWNERS ASSOCIATION

ANNUAL HOMEOWNERS MEETING NOTES

6PM

TUESDAY, OCTOBER 4, 2022

GENTIAN COURT

### **Call to Order/ Board Members:**

*Lori Fahey, President*

*Christine Boulos, Treasurer*

*Steve Lewallen, Secretary*

*Brandi Van Leuven (absent)*

*Danny Hayes, Association Manager*

Homeowners: See attendance roster

Meeting was called to order and introductions were made for the board members. Homeowners were asked to introduce themselves as well.

### **Business**

#### **Treasurer Report:** *Christine Boulos, Treasurer*

- Copies of the annual budget were passed out to attendees and CB reviewed the previous fiscal year budget. The board approved the FY2023 proposed budget.
- CB explained to attendees that the board had considered changing the BB HOA FY from Jul-Jun to coincide with the calendar year but after further discussion prior to the annual meeting the board rescinded the FY change after some discussion and an online vote.
- Danny mentioned that dues should be paid within 60 days of the 1 Oct billing date.

#### **Architectural Committee** *Steve Lewallen, Chairman*

- Steve Lewallen (SL) explained the intent of the ACC to the members. The primary purpose being to preserve property values. This is accomplished by reviewing homeowner renovation plans, responding to homeowner questions, and assisting homeowners in complying with existing HOA guidelines.
- Attendees were also briefed on the scope of WastePro services and guidelines. This brief covered previous information provided on flyers that were distributed throughout the neighborhood in September. The board is aware of issues with quality of service and timeliness. The board will communicate issues to the company but cannot request service for a specific home.
- Each homeowner is responsible for calling WastePro for special trash and yard waste issues. They will only respond to homeowners for these requests. Please ensure that your trash and yard waste conforms with WP guidelines. Please refer to the flyer for more information.
- An overview of scheduled improvements to begin at the end of October by Town 2 Country was also presented. The board provided a large-scale drawing of the



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planned work at Bobbin Brk East Entrance and the circle for the attendees to view.

- SL discussed drainage, roads and easements. SL recommended putting together a special committee to explore options that would best benefit homeowners in the future. This would include exploring the possibility of Leon County assuming responsibility for road maintenance, easements and drainage areas. Interested homeowners can join the committee by contacting Steve Lewallen at [sblewallen@gmail.com](mailto:sblewallen@gmail.com).

### **New Business**

- CB briefed the group on Metro Net services coming to the neighborhood. Some homeowners expressed concern about the quality of the installation. Discussion ensued but no decision to terminate.
- The board solicited volunteers to reinvigorate several committees that have waned due primarily, to the global pandemic. There was plenty of support to get some of these committees back up and running so that neighbors could get together for various social events. Committees discussed and volunteers recorded:
  - Welcoming Committee: Allie Orange and Wendy Lewallen
  - Book Club: Christine Boulos
  - Social Committee: Mallory Meghan and Maryam Price
  - Special Committee: Steve Lewallen and Chris Eaton. Tyler Van Leuven (not present).
- Board reiterated HOA sign policy. Signs by vendors conducting work should not remain posted for more than two weeks and no political signs are allowed in the neighborhood. Please be respectful of these guidelines.
- It was also noted that BB has several new families with young children. Please be mindful of this while driving through the neighborhood and slow down when approaching pedestrians. Also, please do not operate golf carts or off-road recreational vehicles without lights and reflectors after sunset – they are very difficult to see in the dark. Let's keep BB a safe and secure community.
- Greg Madden was nominated for the Member at Large position on the board. Board unanimously approved.

### **Future BBHOA Meeting Dates at the Northeast Library Conference Room at Noon**

- ✓ December 6<sup>th</sup>
- ✓ February 7<sup>th</sup>
- ✓ April 11<sup>th</sup>
- ✓ June 6<sup>th</sup>
- ✓ August 1<sup>st</sup>
- ✓ October 3<sup>rd</sup> (Annual Meeting – Location TBD)

### **Adjournment**

- Meeting was adjourned at 7:30pm.