



BOBBIN BROOK HOMEOWNERS ASSOCIATION

NOON
WEDNESDAY, DECEMBER 7TH
NOON – 1:00 P.M.
NORTHEAST LIBRARY
5513 THOMASVILLE ROAD

Call to Order/ Board Members Introductions:

Lori Fahey, President
Christine Boulos, Treasurer
Brandi Van Leuven, Secretary
Steve Lewallen
Greg Madden
Danny Hayes, Association Manager

Residents Present

Ella Van Leuven - attended for school project to observe board actions.

Approval of Minutes from Annual Board Meeting

- CB moved to approve minutes; GM seconded. Board approved unanimously.
- BBHOA meeting dates are now on 1st Wed every other month at noon. See future dates below.

Treasurer Report: *Christine Boulos, Treasurer*

- BBHOA Dues updates
- No changes to financial report. BHOA is seeking higher returns for CDs.
- Danny briefed that the HOA dues continue to be submitted by residents. He will send out notices for delinquent accounts.

Architectural Control Committee

- Chair of the Committee: *Steve Lewallen*
 - Committee approved Dudley submission.

Committee Updates

- Book Club: *Christine Boulos*
 - Monthly meeting. Next event scheduled for 25 January, 6pm at the Johnson residence. Contact Christine Boulos for more information.
- Welcoming Committee: *Wendy Lewallen/Allie Orange*
 - *No updates*



BOBBIN BROOK HOMEOWNERS ASSOCIATION

- Special Committee: *Steve Lewallen, Chris Eaton, and Tyler Van Leuven*
 - Tentative plan is to meet with county officials in 1st quarter 2023 to discuss history and review easements with county planners.

Business

- Landscaping Updates & Plans
 - East Entrance Status: *Steve Lewallen*
 - T2C should commence work after Christmas on final planting of entrance plants.
 - Island Status:
 - Waiting on City to install water meter before further work commences.
 - Two proposals have been received for connecting power to the island. Board will approve once proposals have been reviewed.
- Website update. Royco Web Design is updating the HOA website with new security and appearance. CB asked to modify the orange/black color scheme.
- Lori briefed that the directory update is ongoing. Submissions are due 21 Dec 2022. Please submit your forms by this date. Directory should be completed by early 2023. Board discussed offering electronic directory updates for future submissions.

New Business:

Repair of road bulge on west side of entrance, other road repairs. SL recommended BBHOA solicit bids to conduct minor repairs of road issues throughout neighborhood. Steve will prepare brief for board on road issues and sign damage.

Trash can placement – Danny will send out gentle reminder to keep cans off the street so that they do not impede traffic.

Rock Star Bin Cleaning submitted a proposal to maintain trash bins for residents. There is a group discount available if at least 20 households sign up for the service. If you are interested in purchasing this service, contact Brandon McGee at 850-312-1343.

Future BBHOA Meeting Dates: (Wednesdays at Noon)

- ✓ February 1st
- ✓ April 12th
- ✓ June 7th
- ✓ August 2nd
- ✓ October 4th (Annual Meeting)

Adjournment

Meeting was adjourned at 12:56 pm.