

**Phoebe Park Association
Board of Directors' Meeting
Wednesday, March 28, 2019
Phoebe Park Pool – 2:30PM**

Call to order:

- The meeting was called to order at 2:30pm. The meeting was properly noted on the bulletin board. Quorum was confirmed and board members, Ellen Chambliss, Gregg Wyckoff, and Susan Melita were introduced to the audience.
- Bonita Vandall was not present.
- Blake Jiles, the Asset Manager from Capital Land Management, presented the latest proposal for shaded sod replacement for the community. Since we have so many trees, Capital will not be able to guarantee the sod, but will give it additional water until it roots. Because of the substantial expense to do the entire community, the board recommended starting with the front grass area of the villas that needed sod. Once that proves successful, the sides and the backs of the villas can be addressed.
- Susan Melita made a motion to approve the replacement of the front sod areas noted by Capital on their proposal at a cost of \$ 10,637.00. The motion was seconded by Gregg Wyckoff, and unanimously approved. Weather permitting, the sod replacement should begin within the next few weeks.
- Capital also presented a proposal for individual home owners, at their expense, to help keep the mulch from washing on to the sidewalk and road. For a total price of \$ 200.00, Capital will install Black Plastic Lawn Edging along your villa's sidewalk from the front door to the short wall. They will also border the front planting bed and encircle the tree by the road. If you would like to sign up to have this done, please contact Bonita Vandall at Bonita@vanguardmanagementgroup.com for further instructions for your payment.
- Most homeowners have had problems with the gutter downspouts. The underground drainage system is clogged with tree roots. As a result the mulch washes onto your sidewalk. Capital suggested that you disconnect the drainage underground pipe from the downspout. You can easily install a Flex-A-Spout Downspout extension sold in the large box stores like Home Depot. Many of your neighbors find that this works well.
- Our US mail person has requested that on trash collection days, residents please place their barrels on the opposite side of your driveway from your mailbox. This enables her to safely deliver your mail.
- HOA meeting schedule for 2019 at the Osprey Club is as follows:
Wednesday, April 24, 2019
Wednesday, July 10, 2019
Wednesday, October 9, 2019.
Meetings for January and March 2020, cannot be scheduled at the Osprey Club until June, 2019.
- **Adjournment:** Meeting was adjourned at 3:05pm.

Respectfully Submitted by Susan Melita, Secretary