

**PHOEBEPARK HOA BOARD MEETING
WEDNESDAY, JANUARY 29, 2025 6:30pm
OSPREY CLUB**

Board Members Present - Ross Lowry, Joe Croce, Lisa Chan, Melinda Walsh, Anne Thomas, Susie McMillan via phone
Angela McCarthy from Vanguard was also present
17 PhoebePark residents were in attendance

Meeting called to order at 6:30pm

Quorum was established

Minutes from October 17, 2024 were read and approved.

Treasurer's Report - Joe Croce reported some of the issues that led to the \$20 increase in our monthly dues continue to be pool repairs, taxes and postage.

We currently have 2 Edward Jones CD's valued at \$456,202.78. One just got renewed for 9 months at 4.2%.

President's Report - Ross thanked Patti Vincenzini from the Social Committee for all the parties and social functions she has organized.

Homeowners are reminded that mailbox repair is the homeowners responsibility.

Old Business - The landscape zones were reviewed. Tree trimming quote update - we have one quote and are waiting for two more.

New Business- Since Joe Croce is expected to vacate his position for 6 months, Lisa Chan was approved by the Board to fill in as Treasurer.

The next Annual Election Meeting is March 5, 2025 @ 6:00pm.

Ross proposed that Vanguard send out self addressed, stamped envelopes with the Proxies to ensure the proxies get returned to eliminate persons going door to door to collect them. The motion was denied due to the extra cost.

Discussion about a Fine Committee vs. setting a standard fine. As we have done in the past, we believe the practice is for Vanguard to continue to write up the violations and send them to Grand Manors. Grand Manors will send out the violations, and collect the fines, if any. Ellen Chambliss will verify with Grand Manors.

Status of repair to retention wall on the south side of Phoebenest. Waiting for quotes from a masonry company.

Questions about the lot lines bordering the villas on Phoebenest and Wrenwood. Some residents are concerned of liability of anyone gets hurt on the retaining wall. Angela will look for documents.

Conditions of the roads in PhoebePark. The edges are starting to crack and crumble. A sealer was recommended 3 years ago, but found it impossible to apply as it would require being off the roads entirely for at least 24 hours.

There was discussion between residents and Board members on the service provided by ASI. Many people expressed their dissatisfaction of the service provided. The Board voted on whether to renew their contract which expires the end of March, or look for a new landscape company. By a narrow margin, the Board voted to keep them. Melinda Walsh and Susie McMillan volunteered to be the ASI contacts for PhoebePark.

Meeting adjourned at 7:45pm

Respectfully,
Melinda Walsh
HOA Secretary