

## Breeland Park Annual HOA Meeting

Minutes from May 26, 2021.

President Sean Fitzgerald opened the meeting at 6:36 PM with the introduction of fellow board members Carol Zimmerman and Frank Fleming. Property manager Grey Wilson from Pindell-Wilson was introduced who in turn introduced his associate, Dewey.

The 2020 annual meeting minutes had been distributed and were approved.

Grey explained the actual column of the budget. All residents made their annual dues payments for \$28,560 taken in. An increase in expenses was related to new French drains.

Sean elaborated on their need at the front entrance for a cost of \$1,800. Another added expense was a \$600 repair to the front sign. With all other expenses remaining the same, Sean said a reduction in annual dues may be possible with our capital reserve account now at \$30,000, due largely to the new home addition.

Two of the 3 homes have sold upwards of \$725,000 with the third currently scheduled to begin in a few months.

Carol Zimmerman presented the Architectural Committee report. In 2020, there were 20 requests with 1 denied and 1 ongoing. She reminded those in attendance to check the Breeland guidelines before beginning any projects. John Steele asked about possible changes and the board had agreed that we had begun to discuss updates to the 2009 version.

Sean gave the Social Committee report that a smaller Halloween social with pizza was held. This year's plan may go back to subs. Ice cream summer social was mentioned by Carol Riley but no final decision.

With no new nominations from the floor for Frank 's expiring position, he agreed to submit his name and will serve for 3 additional years.

Sean reported contacting the city about their landscaping plan for Strickland Rd looking left from Breeland Way so as not to obstruct our improved line of sight.

Thee being no further new business, the meeting was adjourned at 7:03 pm.

Respectfully submitted,

Carol A. Zimmerman

Secretary, Breeland Park