

Parker Homestead Homeowner's Association

Board Meeting Minutes

Tuesday, June 04, 2024, at 6:00pm via ZOOM

DATE AND TIME

A meeting of the Parker Homestead Homeowner's Association Board of Directors (referred to hereinafter as the "Board") was held on Tuesday, June 04, 2024, at 6:00 PM via Internet ZOOM.

CALL TO ORDER/ESTABLISHMENT OF QUORUM

Director Rick called the meeting to order at 6:00 PM.

Directors Present: Rick Milburn, President, Tamara Davis, Secretary, Lam Dinh, Treasurer

Also present from Teleos Management Group was Heidi Brown, Community Manager.

Homeowners – See sign in list.

APPROVAL OF March 05,2024, MINUTES

Upon motion by Director Tamara, seconded by Director Lam, upon vote and unanimously carried the March 05, 2024, meeting minutes approved.

ACCEPTANCE OF 1st Qtr,2024 FINANCIALS

Upon motion by Director Rick, seconded by Director Tamara, voted and unanimously carried the 1st Qtr. Financials for 2024, approved.

OLD BUSINESS

- Director Rick reminded homeowners the HOA moved \$9,000.00 from the operating account to the reserve account.
- Director Rick also reminded homeowners of the irrigation reroute expense at the first of the year. When developers had the irrigation system installed, they had the stop and waste and main water line connected to the backflow on the East side of the Pelican. Due to the length of time, we have been a community, Lennar would not return our calls to inquire about any assistance from them and the legal fees would have been too high with little chance of recouping anything. We received two bids, the first was from Bright View, their bid was \$25,449.00, the second bid was from All Phase Landscaping, their bid was \$19,350.00. We awarded All Phase the job. The system has been rerouted from the east side connect can to the west side and goes up to Double Angel where it then connects to the main water line. Luckily All Phase hand trenched the planted area and so we lost little to no plants with the reroute. We also had to replace the stop and

waste as originally it was installed backwards and was making the backflow leak, the board approved \$1950.00 to replace the stop and waste.

NEW BUSINESS

- Summer BBQ will be scheduled in August, more information to come
- 180 Day Rental Requirement/Homeowner Lease Packet implementation to community. Provides better community communication having renter contact information on file, assure renters are aware of the community guidelines, longer leases better for the community with less moving as frequent. There will be an administration fee of \$100.00 which is due each time a new renter comes in, if a renewal, then no additional fee is required. Current draft is at the HOA attorneys for review and approval to move forward. Once received, a copy will be provided to homeowners via the Parker Homestead website.

OPEN FORUM –

ADJOURNMENT

There being no further business to come before the Board at this time, the meeting was adjourned at 6:18 PM.

Respectfully submitted,

By: _____