

**Board of Directors Meeting  
Williamsburg Plantation Homeowners Association  
Advantage Gold Realty  
July 11, 2011**

**Call Meeting to Order at 7:34 p.m.:** The following Board Members were in attendance: Stacy Barnes-President, Jewel Bregel- Vice President, Bill Luse-Treasurer, Paul Hetman-Director, and with the Management Company Advantage Gold Realty Jessica Mahlum .

**Approval of Minutes:** The minutes from the June 7, 2011 Board of Directors meeting were reviewed. Motion was carried to approve the minutes.

**Reports of Officers and Standing Committees**

- **Treasurer's Report-** Checkbook balance as of May 31, 2011: \$ 96,887.43  
78 Delinquencies: \$ 17,433.50
- **Architectural Review Committee-** A homeowner would like to address the Board in regard to their architectural request. The Board discussed and decided to have the homeowner address the Board at the next BOD Meeting.

**Unfinished Business**

- **Newsletter-** Ideas were given for the newsletter
- **Attorney Frank Erwin-** Stacy will contact Frank Erwin and send the e-mail from the current attorney by July 12<sup>th</sup>.
- **Adjustment of the Rules and Regulations of the Pavilion and Park-** New Park rules will be included on the new signage for the park.
- **Revision of the Park Signs-** The Board will meet with vital signs on July 13<sup>th</sup> at 1:00 p.m. to discuss what signage will need to be placed in the recreational areas. Jewel, Stacy, Bill, and Paul will attend this appointment.
- **Addition of Lights in the Park-** Stacy will work on getting exact prices from Jones Onslow for the additional lighting in the park which will be located around the playground area.
- **Deeded over property-** The Board will need to find out what will be maintained by the state and also find out if the section of Western Blvd. in Williamsburg Plantation has been handed over to the state.
- **Vacant Board Positions-** There is a member that may have interest in serving on the Board.
- **Property Taxes-** The Association is currently paying property taxes on the common areas, and as a non-profit corporation the association should not be paying these taxes. The HOA attorney will be working on this during tax time.
- **Restrictive Covenants Violations-** The management company is currently working on the letters to be sent out to homeowners who are in violation of the restrictive covenants.
- **Wetlands-** This issue will be tabled until estimates can be obtained.
- **HOA Maintained Fencing-** One estimate has been obtained for the Maintenance of the HOA maintained fence. The Board would like to obtain at least one more estimate. It was suggested that the HOA get an estimate from Seegars.
- **Irrigation-** It was decided to table the irrigation system until estimates can be obtained.
- **Lawn Maintenance Estimates-** The Board will need to clarify the areas the HOA is responsible for before estimates can be obtained. This issue will be tabled until the next meeting.

**New Business**

- **Community Events-** The Board decided to table this issue until the next Board meeting.
- **Schedule Next BOD Meeting and Workshop-** The next BOD meeting will be August 3, 2011 at 6:15 p.m. location TBD.

**Adjourn Meeting-** Meeting was adjourned at 8:15 p.m.