

**Board of Directors Meeting
Williamsburg Plantation Homeowners' Association
Century 21 Advantage Gold Realty
March 5, 2011 9:00 a.m.**

Call Meeting to Order at 9:03 a.m.: The following Board Members were in attendance: Stacy Barnes-President, Jewel Bregel-Vice President, Bill Luse-Treasurer, Paul Hetman-Director. The following members were in attendance: Robbin Grantham and Reggie Piper. The Management Company Century 21 Advantage Gold Realty was represented by Sherri Mayes.

Approval of Minutes: The minutes from the January 19, 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 February 23, 2011: \$ 111,447.64
93 Delinquencies: \$ 18,278.26
- **Architectural Review Committee-** No Report

Unfinished Business

- **Newsletter-** Currently the newsletter is still in the works. The Board of Directors hopes to have the newsletter soon. Topics such as the Apartment Complex, common restrictive covenant violations, architectural changes, city ordinances, and community events will be part of the newsletter.
- **Reserve Study-**The Board of Directors have been working on a reserve study for the common area of the association. The Board was hoping to have it completed for this meeting but was unable to because the Board is still waiting on estimates to come back for concrete.
- **Attorney Frank Erwin-** It was discussed that Stacy Barnes would contact Mr. Erwin in regard to the bylaw changes that were made that are not cohesive with the NC General Statutes and have him fix the bylaws at no cost. If Frank Erwin will not fix the changes at his expense it was agreed that the Board of Directors contact Ward and Smith to have the bylaws corrected.

New Business

- **JASA's Use of the Soccer Fields-** The Board of Directors discussed the use of the soccer fields by JASA. JASA is currently using the Williamsburg Soccer Fields without permission. Due to the liability of an outside group using the field along with the wear and tear of the field the Board agreed that JASA would no longer be able to continue the use of the field. The decision was based on the following: Liability, destruction of the fields, continuous trash being left behind after practices, and driving on the fields during practices. It was agreed that Ward and Smith send a letter to the JASA organization to notify them that they are no longer allowed to use the Williamsburg Soccer Field. It was also agreed that the Jacksonville Police Department be sent a copy of the letter.
- **Adjustment of the Rules and Regulations of the Pavilion and Park-** The Board of Directors announced that the Rules and Regulations of the Pavilion and Park will need to be adjusted so that the rules will be more specific in the use of the soccer field and Pavilion. The Board will research into other association's rules and regulations. The changes will be announced at the next Board of Directors Meeting.
- **Revision of the Park Signs-** It was discussed that the Park is in need of changes to the current rules and regulation sign. The current sign reflects that the park is open until 7:00 p.m..

The Park is only open until dusk. It was agreed to have the rules and regulations sign revised. It was also agreed to have Exit and Entrance signs placed at the beginning of the park and Private Park signs installed.

- **Addition of Lights in the Park-** The Board discussed the need of additional lighting around the playground area. With additional lighting it will hopefully deter after hour parking and graffiti to the pavilion and playground equipment. It was agreed to have Jones Onslow Electric survey the area and add additional lighting to the backside of the playground area. It was also agreed to have the same kind of posts installed to keep it uniformed.
- **Vacant Board Positions-** Due to the recent resignations of Jason Tooman and Ray Evans the Board of Directors currently has two open positions. An announcement was made that if anyone was interested in filling these positions to have their names submitted to the Board by March 15th, 2011.
- **Schedule Next BOD Meeting and Workshop-** The next BOD workshop will be held on March 15th at 4:30 p.m. at Century 21 Advantage Gold Realty, The next BOD meeting will be held on April 5th, at 6:15 p.m. at Century 21 Advantage Gold Realty, The next quarterly meeting will be held on May 14th at 9:00 a.m. at Century 21 Advantage Gold Realty.
- **Entrance Sign Lights-** It was agreed to get estimates to have the lighting on all park entrance signs corrected. If the HOA does not own the signs the Board of Directors will contact John Koenig to try to reach an agreement to have the lighting corrected.
- **Survey-** It was agreed to have a survey done of the Park and Pavilion Area. The Board will get two estimates to have it surveyed. One from John Pierce and the other from Gary Canady. The Board would like the surveyor to mow the line as well.
- **Bush hogging-** It was agreed to have the tree line bush hogged up to the property line.
- **Video Surveillance-**The management company made a suggestion to get estimates to have video surveillance installed at the pavilion to decrease on vandalism. It was agreed to get two estimates on video surveillance.
- **Deeded over property-** An announcement was made that John Koenig deeded over property to the HOA without knowledge.
- **Apartment Complex-**It was agreed that Ward and Smith be contacted on the legality of the apartments in regards to the unauthorized use of the park and pavilion.
- **Bldv Maintenance-**The Board discussed the boulevard maintenance and upkeep. The board agreed to continue to take care of the complete boulevard.
- **NO Parking Zone-** A member would like the HOA Board to look into a No Parking Zone. The No parking zone would prevent anyone from parking on Williamsburg Parkway to Richmond Drive. The member has already contacted the city but needs some involvement from the HOA Board. The Board agreed to look into this matter.

Announcements

- **Traffic Light at Williamsburg Parkway and Gum Branch-** The light at Williamsburg Parkway and Gum Branch should be installed in May 2011.

Adjourn Meeting: Meeting was adjourned at 10:53 p.m.