



Brenford Station II

Homeowners Association

Board Meeting

Minutes of the Executive Board Meeting of the Brenford Station II Maintenance Corporation, Homeowners Association (HOA) held by videoconference at 7:00pm on the 18th day of April 2024.

I. CALL TO ORDER

The President called the meeting to order at 7:04pm.

II. ROLL CALL OF MEMBERS

| NAME | | ATTENDANCE |
|-------------------|--------------------|------------|
| Freddie Barnes | (President) | Present |
| Burnell Wilkins | (Vice President) | Present |
| Freddie Barnes | (Acting Treasurer) | Present |
| Darlene Turner | (Secretary) | Present |
| Ginny Cuello-Ward | | Present |
| Josilyn Barnes | | Present |

III. Reading of the minutes

- a. The minutes of the special meetings held March 16 and 20, and the last meeting were acknowledged by the executive board members as being reviewed. A correction(s) was noted by board member Ginny Cuello-Ward for the minutes of the March 16 meeting. The minutes of the meetings were accepted by the executive board members with the noted correction(s).

IV. Treasury Report

- a. The treasury report was reviewed and subject to audit.
- b. The Monthly Management Report was reviewed.
- c. PCAM completed tax document for the Brenford Station II Corporation.

V. Delinquent Account(s) – discussion and vote

- a. A review and update were given on delinquent accounts.
- b. The executive board agreed to demand payment by the homeowner for delinquent assessments no later than April 30, 2024.

VI. Property/Land Issues

- a. An update was given by board member Burnel Wilkins on the Storm Water management of the pond. It was noted that the fountain was clogged, but it is being cleared out and serviced by EnviroTech. The President stated for future contract agreements, a consideration for algae controlled and mitigation should be added.
- b. The President discussed having several board members do a walkthrough with the PCAM representative in May. This walkthrough will occur during a two-day period, vests are available for members to wear. The President put forth the idea of having a walkthrough occur once a quarter.
- c. The President noted that there were some board members who still need to sign the Code of Ethics.
- d. The President noted that the Document Retention Policy still needs to be signed by the Vice-President.
- e. The President would like PCAM to follow up on status of repairing the speed limit at the entrance to the development.
- f. Board Member Ginny Cuello-Ward discussed the need to put on the agenda the trash can violations and how PCAM is handling them. In response the President pointed out a Power-point slide he has developed to show where trash cans can be placed. He noted that the Monthly Management Report contains violations. The President noted that PCAM will be provided a copy of the Power-point slide. The President suggested every homeowner should be sent a notification regarding this Issue by Premier PAL once a quarter. During this discussion, the President Explained that a CCR committee would need to be formed to change any codes and restrictions. It was decided that the Board will not form a CCR committee at this time.
- g. It was noted that the yard sale sign would be posted for the May yard sale. Discussion about a new yard sale sign was tabled for the next meeting.

VI. Adjournment

The President made a motion to adjourn the executive board meeting; the Vice-President seconded the motion to adjourn the executive board meeting. The motion passed to adjourn the executive board meeting at 8:51pm.

The next executive board meeting is scheduled for May 16, 2024, at 7:00 pm.