

**KESTREL POINT NEIGHBORHOOD ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES**

DATE: August 26, 2021

TIME: 3:30 pm

LOCATION: via ZOOM <https://us2web.zoom.us/j/82662139417>

- 1) **A Quorum was Established:** President Darr called the meeting to order at 3:30 p.m.
Directors in attendance via Video/Telephone Conference: President Nancy Darr, Vice President Holly Farish-Hunt, Treasurer Lynda Bucciarelli and Director Steve Dopp.
Owners in Attendance: Approximately 1 owner in attendance
Representing Vesta Property Services: Eric Corcoran, CAM, CMCA®, AMS® (left meeting at 4:22 p.m.)

- 2) **Approval of Minutes**
 - a) May 17, 2021 Board Meeting: **Secretary/Treasurer Bucciarelli moved to approve the May 17, 2021 Board Meeting Minutes as amended. Motion seconded by Director Dopp. Motion carried unanimously.**
 - b) August 12, 2021 Special Board Meeting: **Director Dopp moved to approve the August 12, 2021 Special Board Meeting Minutes as presented. Motion seconded by Vice President Farish-Hunt. Motion carried unanimously.**
 - c) August 19, 2021 Special Board Meeting: **President Darr moved to approve the August 19, 2021 Special Board Meeting Minutes as amended. Motion seconded by Secretary/Treasurer Bucciarelli. Motion carried unanimously.**

- 3) **Financial Report: July 2021 Financial Report:**
Mr. Corcoran reviewed the June financial statement and the latest delinquency report, providing information and answering questions from the Board.

- 4) **Old Business**
 - a) Colony Drainage Engineering & Surveying Update: Mr. Corcoran noted that EDA engineer Mr. Sergio Reyes emailed earlier this week, saying scheduling for this work is still “a few weeks away”.
 - b) Project Installation Update: Once EDA has completed the engineering and survey and has provided a plan to the Association, the plan is to be forwarded to A Beautiful Yard for updated pricing and scheduling. **[ACTION]**

- 5) **New Business**
 - a) Replacement of drain barrier at cart path entrance to hole #17 in the Gardens South: It was noted that the wooden guard rail protecting the additional drain at this location is to be replaced or repaired. This item to be taken up by the new management company in the fall. **[ACTION]**
 - b) Consideration of installation & maintenance of two “fido stations” in the common area between the Gardens North and the Colony entrance:
 - i) Vice President Farish-Hunt suggested the installation of two fido stations in the neighborhood to provide owners means to pick up after their dogs.
 - ii) The Board discussed locations for these stations, options with and without trash cans, the need for ongoing maintenance and stocking, and ideal placement out of the line of site of front yards.
 - iii) Director Dopp moves to approve the expense to purchase and install fido stations with trash cans up to \$1,000 plus installation to be determined, with one to be place in the common area

between The Gardens North and The Colony, and the second to be placed between The Gardens North and The Grove. Motion seconded by Vice President Farish-Hunt. Discussion held. Motion carried unanimously. [ACTION]

c) President Darr noted the deterioration of the knockout roses at the north end of The Colony; further action to be taken next year. [ACTION]

6) Selection of New Community Association Management Firm

a) Review of Proposals: The Board reviewed the proposals received, and Vice President Farish-Hunt presented the reference information from Pepine Management.

b) Vote for New CAM Firm: **Director Dopp moved to accept the three-year proposal from Guardian Association with amendments addressing venue and references to condominium associations, subject to review by the Association's attorney. Motion seconded by President Darr. Discussion held. Motion carried unanimously. [ACTION]**

c) Discussion on Transition Process, Notice to Membership of Change: The Board discussed transition to Guardian Management and the steps necessary.

7) **Adjournment:** With no further business, *the meeting adjourned at 5:07 p.m.*

Board Signature of Testament: _____