

Kestrel Point Neighborhood Association, Inc.
Board Meeting
April 4, 2023 @ 4:00 PM
Minutes

Board Members Present: Nancy Darr (President), Holly Farish-Hunt (Vice President), Steven Dopp (Secretary), Lynda Bucciarelli (Treasurer) and Lisa Shelton (Director)

Absent: None

Guardian Association Management: Samantha Jackson, LCAM & Tom Eaton, CAM

Also in attendance: Environmental engineer, Stuart Cullen, Association attorney, Peter Focks and representation for Holly Farish-Hunt, attorney Robert Lash.

Call to Order: The meeting was called to order at the residence of Holly Farish Hunt located at 10127 SW 48 Pl. at 4:15 pm by Nancy Darr with all above named in attendance. Quorum was established with all 5 board members present.

Consideration of Minutes: With a MOTION by Steven and a 2nd by Holly, the minutes of November 15, 2022, Board Meeting were approved. MOTION carried unanimously.

Reports of Officers:

Nancy reported \$14,000 in retained earnings and the finances are in good shape. Most of the drainage expenses were out of the reserves, but 2023 assessments needed to be increased in order to cover some project increases.

Old Business:

- Colony: The drainage project in the Colony is almost finished. The engineer has been adamant to get the pavers finished with the vendor. The Colony sign painted has also began, but has not been finished.
Gardens: The Gardens sign has been removed.
- Landscape Renovations: West Farms will be completing the landscape renovations. Nancy has done 2 walks with Tammy at West Farms and will complete a 3rd later this week before project begins. Liberty Tree is the new irrigation company for Kestrel and has been doing an excellent job.
- Short-term rentals: Holly provided information from Chickasaw Way Declaration amendment filed to prohibit rentals no less than 5 months. With recurring AirBNB's in Kestrel Point, Lisa made a MOTION to authorize attorney Peter Focks to draft an amendment for a total cost not to exceed \$2,000.00. Holly 2nd the motion and it carried unanimously. CAM will get cost from Peter prior to start of amendment.
- Gardens South drainage remediation: Holly expressed refusal to have work done on her property and wants the engineer to take another look at the cart path for another option to complete this project.
- Mailbox replacement: The Gardens North and South mailbox clusters both need to be replaced as they are rusted at the pedestals and on the doors. Two clusters will need to be ordered, one with 7 mailboxes and the other with 8 mailboxes, both to have parcel boxes included. The pedestals cost of about \$200 and must be ordered in addition to the clusters. This is not covered by the Haile Master Association. Steven made MOTION to order the mailbox clusters with a combined amount not to exceed \$5,000.00. Holly seconded the motion and it carried unanimously. Nancy will compare costs online to those provided by USPS for best deal and send to the CAM for ordering. CAM stated the postmaster must first approve the cluster that will

be installed to ensure it has the master L-lock required for the carrier to access. This will be a reserve expense and CAM suggested adding these to the insurance policy once installed.

Owner Comments:

It was reported that the Grove has a couple of broken irrigation heads, likely from mowers. Nancy will reach out to Liberty Tree to get those repaired.

New Business:

- Nomination & Election of Officers: The 2023 Officers were elected for 1 year terms as follows:
President, Dancy Darr
Vice President, Holly Hunt
Secretary, Steven Dopp
Treasurer, Lynda Bucciarreli
Director, Lisa Shelton
- The AT&T poles are old landlines. CAM was asked to contact AT&T Corporate Office to see about having them removed as customer service has not bene helpful in the past.

Adjournment

There being no further business, the meeting adjourned at 6:25 pm.

