



Meeting Minutes
Thursday March 19, 2026

- I. The meeting was called to order at 6:00P.M. by the Board Vice President Chris Monice. Board Secretary/Treasurer Debbie Pilcher was present. Jack Seitzinger was not present. Eleven owners were represented at the meeting.
- II. Manager explained that the board did not have any executive sessions since the last meeting
- III. The board voted on the following items as indicated:
 - a. Meeting minutes from February 19, 2026. Debbie made the motion to approve and seconded by Chris, and it carried.
 - b. Approval of the February 2026 financials. Debbie made the motion to approve and seconded by Chris, and it carried.
 - c. Rental policy and forms. Debbie made the motion to approve and seconded by Chris, and it carried.
 - d. Change pools to Swim At Your Own Risk and forms. Debbie made the motion to approve and seconded by Chris, and it carried.
 - e. Harpers Trace Gate installation, Harpers Way Gate upgrade, Pool Gates upgrade and corresponding camera upgrades awarded to Live Mobile. Debbie made the motion to approve and seconded by Chris, and it carried.
 - f. Landscaping Approvals:
 - i. SLA- Tabled, need more information.
 - ii. Palm Tree Treatment
 - iii. Stewards Park Renovation
 - iv. Pool Barn Renovation
 - v. Lake Palmetto Park RenovationDebbie made the motion to approve each item and they were seconded by Chris, and they carried.
 - g. Approval to publish Action Item List. Debbie made the motion to approve and seconded by Chris, and it carried.
 - h. Approval of the Fine Policy. Debbie made the motion to approve and seconded by Chris, and it carried.
 - i. Approval of the Parking/Towing Policy. Debbie made the motion to approve and seconded by Chris, and it carried.



- IV. Chris gave an overview for the implementation of the Fine and Parking/Towing policies. The manager explained the publishing process. Chris described the process of getting recommendations from Quiddity for speed mitigation. Chris advised board is developing the most cost effective way to implement the engineers' recommendations.
- V. Chris gave an update of what to expect during the build process. It was also explained that there will be multiple methods for owners to gain access. Owners were advised that determinations of open and close times will be monitored and adjusted to minimize any traffic flow disruptions. Chris advised that the website continues to evolve. The addition of a calendar/reservation feature is being worked on. The manager gave an update on Westco current services, mulching, weeding and fertilizer. The manager also gave a brief update on the lighting projects.
- VI. The meeting was moved to owner forum. The following issues were discussed between owners and the board:
- a. Fine and Parking/Towing Policies- issues regarding implementation and definitions were discussed.
 - b. Inspection process as it relates to dead trees during winter was discussed.
 - c. SAYOR was discussed including concerns with enforcement of rules and emergency shutdowns.
 - d. Parking issues at the school discussed, possible meeting with school board.
 - e. Homeowners asked about front yards maintenance requirements.
 - f. Homeowners asked for larger "No Soliciting" signs at the entries.
 - g. Concerns about resident not cleaning after their dogs was discussed. Landscaper is not and does not cleanup after dogs.
 - h. Homeowners enquired about increasing amenities like basketball court, pickleball etc.
- VII. The meeting was adjourned at 7:02PM.

X _____

Date _____