



Meeting Minutes
Thursday December 18, 2025

- I. The meeting was called to order at 6:00P.M. by the Board President Jack Seitzinger. Board Vice-President Chris Monice and Board Secretary/Treasurer Debbie Pilcher were also present. Jack introduced the board confirming quorum was present.

The board amended the agenda removing Pool Barn from lighting and Pool Contracts. Harpers Trace Bridge was added to the lighting, Crescere Digital Website Restructure was added along with Quiddity Speed Mitigation Proposal.

- II. The manager gave a summary of the last four executive sessions held on Mondays. The manager advised that the board had met with all contractors and multiple vendors on all the matters currently on this meeting's agenda. The board also discussed accounts receivable matters.
- III. The board approved the following items during the meeting:
- a. November 2025 financials were approved by a motion from Debbie, seconded by Chris.
 - b. Nineteen accounts requiring board authorizations, with the attorney office Holt & Tollet, were approved by a motion from Debbie, seconded by Chris.
 - c. Three lighting repair projects, Harpers Trace Gate, Harpers Way entry and Harpers Trace Entry were approved by a motion from Debbie, seconded by Chris.
 - d. Crescere Digital Website Restructure Proposal was approved by a motion from Debbie, seconded by Chris.
 - e. Quiddity Speed Mitigation Proposal was approved by a motion from Debbie, seconded by Chris following a quick discussion by Jack.
- IV. The manager provided a summary on each of the topics. The power point presentation on these issues is attached as Exhibit A: Gate Systems, Traffic Control, Parking/Towing/Fine, Fire Pit/ Lake Palmetto Park, Lake Palmetto Lighting, Lightning Detectors, Wi-Fi @ Club Palmetto, TV Displays, Palmetto & Pool Barn, Website Takeover-New Emails & Phone numbers and Landscaping-Westco.
- V. There were no old items to be discussed.
- VI. Owners were allowed to address the board. One member asked about Kaufman wording in the governing documents. An owner expressed a dislike of speed bumps and that blocking sidewalks is ADA violation. Another owner expressed an interest in reviewing engineer recommendations on speed bumps. The same owner enquired as to who owns perimeter fences near the Northern Harrier Ct gate. An owner expressed concerns that he cannot park in the street or block the sidewalk, he asked the board to solve this for him.
- VII. Meeting was adjourned at 6:26P.M.

Board President

Date



Exhibit A

November 2025 Financial Overview

November finished approximately \$84,000 over budget.

1. \$60,000 for 2026 Annual Insurance premiums paid.
2. \$28,000 for Traffic study and emergency electrical repairs.

Year to Date the Association is \$192,000 below budget. Funds were not used for minor street and curb repair. Engineer's report estimates approximately \$500,000 in repairs.

Accounts Receivable

Year	Total	% Change	# Homes	% Change	Avg per home	
2020	\$229,494.98		905		\$253.59	
2021	\$186,321.37	-18.81%	1128	24.64%	\$165.18	-34.86%
2022	\$239,110.50	28.33%	1577	39.80%	\$151.62	-8.21%
2023	\$349,752.41	46.27%	1942	23.15%	\$180.10	18.78%
2024	\$463,931.29	32.65%	2122	9.27%	\$218.63	21.39%
2025	\$615,485.98	32.67%	2130	0.38%	\$288.96	32.17%

The board is voting on 19 items upon request from the attorney. This matter involves a total of \$177,084.11 in past due assessments. This represents approximately 28% of the outstanding debits owed the Association.

Lighting Proposals

The board is voting on three lighting projects.

Two of the proposals increase lighting at both front gates. This is being done in preparation for the installation of a new gate system. It is also the result of the need for more lighting at the entries.

This increased lighting should enhance driver safety at night.

The third proposal is to repair/replace lighting on the Harpers Trace Bridge. The inground lighting has failed. This proposal moves to light posts with community aesthetics taken into consideration.

Website Restructure & Quiddity Speed Mitigation

Website Restructure- The board is voting on having the website designer change the site from a developer presentation to a homeowner feel.

Quiddity Speed Mitigation- The board is voting on having a professional licensed engineer evaluate and propose an overall plan to control speed.

New Items

1. Gate Systems- The board is actively pursuing all options for this Controlled access system. They have met with vendors on multiple occasions. Board is being cautious as any changes after installation can rapidly increase costs. More information in the Townhall Meeting to follow.

Pg.1 Exhibit A

Board President

Date



Exhibit A

2. Traffic Control- Board has meet with Quiddity to discuss traffic study results and suggested directions to consider. More information in the Townhall Meeting to follow.
3. Parking/Towing/Fine policy(s)- Fine policy has been written by the attorney. Implementation will occur once the board approves in an open board meeting. The board will determine how this policy will be implemented. Attorney has been directed to write a parking/towing policy.
4. Fire Pit & Lighting at Lake Palmetto Park- Lighting has been restored to original design guidelines. A new fire pit has been installed. A wood box is on order and will be installed and filled.
5. Lightning Detectors- Have been installed at both pools. Currently set to detect cloud to ground strikes within twenty-five miles. These were installed in preparation to move to swim at your own risk. Should the decision be made not to move in that direction it eliminates the liability on the Association should someone remain in pool when told by lifeguards to get out.
6. Wi-Fi & TV Displays- Wi-Fi has been enhanced at Club Palmetto, the system is in place to handle two thousand devices simultaneously. TV/Displays- Have been installed and once IT has been finished, notices will bposted at these locations as well as the website.
7. Website Turnover- The Association now owns the website. The website will be restructured to reflect the change from developer control to homeowner control. In summary it will eliminate the sales aspect. New rolling banner has been added. New "splash page" has been added. Emails and phones numbers have been changed. Once the website restructuring has been completed all records will be updated to reflect the changes in phone numbers and emails.
8. Westco- The board has met several times with Westco- name changing to Ethoscape. The account manager has changed; Pilar no longer manages this account. Board has given Westco directives to provide precisely defined scope of work, including responding to homeowner complaints on minor issues such as fences and sprinkler repairs. They will be providing a monthly report that clearly defines what was done and when for the previous month and plans for the current month. This information will be released to homeowners on the website.