

Southwyck Community Association  
Minutes, Board of Directors Meeting  
September 3, 2020

A meeting of the Southwyck Community Association Board of Directors was held on September 3, 2020 via teleconference. Board members present: Helen Bilyeu, John Fisher, Sangeeta Bakshi and Vanessa Helmer. Residents: Gary Martin. Others: Kathy Dooley of Community Management Solutions. A quorum was verified and the meeting called to order at 6.30pm.

Homeowner input: Mr Martin notified the Board of change of management company for Section 1.

Secretary's Report: The August minutes were reviewed. A motion was made to approve the August minutes, was seconded and passed.

Treasurer's Report: The July financials were reviewed. A motion was made to approve the July financials, was seconded and passed.

Business: Ms Dooley asked the Board to ratify 2 email votes - bid for fence Fite Road/Meadowhurst repairs and replacement of transformer at Southwyck Lake Park. The Board made a motion to ratify both items, which were seconded and passed. Ms Dooley requested that the Board start thinking about the 2021 budget. Ms Bilyeu requested additional information on landscaping budget as it is one item that always goes over budget. Ms Bilyeu also requested invoices for lake treatment to better budget for it next year, and to better manage the lake ecosystem. Ms Bilyeu issued a reminder to include park electrical expenses in next budget, as discussed in previous meetings. Also, power washing of another monument to be included. Ms Dooley suggested budgeting for more brickwork that will likely be required next year and budgeting a little extra for electrical issues at Southwyck Lake Park. Ms Bilyeu asked Ms Dooley to get some bids for repair of brick column along Magnolia.

Project update: Transformer replaced. Lights still out at Lakecrest/Northfork which might be because of a meter being turned off at Lakecrest/Northfork entrance. Fountain motor to be replaced, transformer already replaced. Repairs completed on Fite/Meadowhurst, other repairs on Fite ongoing and Cullen completed. Repairs to Huntington monument will start September 14 – delayed because of hurricane shutdown. Bid for Magnolia fence work reviewed - Ms Bilyeu requested more information and photos to better understand estimate which the Board agreed was very expensive. Pondweed around lake to be

removed. Mr Martin pointed out that Emerald Pointe entrance name being obscured by plants so requested they be trimmed back. Mr Martin also requested that the Board consider planting one or two trees in the island at Southglen entrance. Ms Bilyeu was reluctant to allow this but the Board agreed to discuss and get back to Mr Martin with an answer at a later date.

Executive session: The Board discussed collections and pending legal actions. There being no further business, the meeting was adjourned.

Vanessa Helmer, Secretary