

**MINUTES OF THE BOARD OF DIRECTORS MEETING**  
**TWIN OAKS VILLAGE**  
**September 28, 2021**  
**Lopez Mexican Restaurant**

---

**CALL TO ORDER AND ADOPT AGENDA**

A quorum having been established, Mr. Tice called the meeting to order at 6:43p.m. Board members in attendance were, Rob Tice, President, Kathy Falkenbury, Vice President, Sonyan Stephens, Secretary, Sylvie Elmer, Treasurer and Jessica Kennedy, Director. Also in attendance, Bernita Armstrong, PCAM, CMCA, AMS representing Sterling ASI.

Ms. Falkenbury made a motion to accept the agenda, second by Ms. Elmer, all in favor, motion carried.

**MEETING MINUTES**

The July meeting minutes were reviewed in detail and a motion was made to accept the minutes with changes. Ms. Falkenbury made a motion to accept the minutes as corrected and Rob Tice, seconded, all was in favor and the motion carried.

**FINANCIAL REVIEW**

The August 31, 2021 financials were reviewed in detail by Ms. Armstrong.

**OLD BUSINESS**

**Mosquito Contract 2021**

The mosquito contract was discussed and Ms. Stephens stated that contract is for spraying (3) times a week. Mr. Tice wanted to know why there was an increase in the contract, and she stated it was because the increase of additional spraying of the trails.

**NEW BUSINESS**

**ACC Guidelines**

Mr. Tice stated that there are (14) fourteen different guidelines that are used by the ACC committee, the board had approved the guidelines to be recorded via email and wanted to ratify the decision a motion was made by K. Falkenbury and seconded by S. Elmer.

**Tree Proposal**

The board discussed the tree proposals from Monarch and Monster Tree for the tree on Banford Park. The board and the managing agent had solicited (7) seven proposals but only received two proposals. A decision was made via email to obtain Monster Tree Services, a motion was made by J. Kennedy and Seconded by S. Elmer to ratify the decision of obtaining Monster Tree Service in the amount of \$8,140.28. K. Falkenbury abstain from voting.

At 8:10pm the Board adjourned from open session, with no further business to discuss.

The next Board Meeting will be on October 27 2021.

  
\_\_\_\_\_  
Sonyan Stephens, Secretary