

Mayfair Lakes HOA Annual Meeting Minutes

March 12, 2025, 7pm Acme Green

Welcome, by Cindy Cobb President, In Attendance 21 homeowners for a total of 31 spouses and guests. We went around the room with self-introductions with names, address, and years in Mayfair lakes.

Announcements, Stephanie Plummer, announced we would be voting on President and Treasurer positions, as well as a new amendment to the by-laws. Stephanie asked for nominations from the floor, Cindy Cobb and Paul Prysiazy were both re-nominated for the 2 positions, no other nominations.

Financials, Paul, reviewed our budget for 12/31/24 Income Dues \$38586, interest \$4896, late fee,\$159, Santa event \$909 for a total of \$44,553. Expenses, Pond maintenance \$6571, landscaping \$6441, Insurance/legal, \$1089, electric \$877, Misc \$4215 for a total of \$19354. We added \$25,359 to our balance for a grand total of \$178,522 which we are saving for pond dredging, which costs about \$100,000 per pond. We have 65 homes that still owe for dues in 2025. We currently only have one lien on a property for past dues over \$500.

Pond, Eric Soehnlén is our new pond chair. Currently looking at all 7 ponds to set timetable for dredging, as well as looking into a new system called "Pond Pods". We know we have a problem with the new drainage pond under construction on Rt 619 property and Sawgrass, not ours, we have called the city to discuss options for the HOA as we believe it is draining pond 7. Please contact Eric with concerns at info@mayfairlakes.org.

Social, Tracy Palomo reported that after doing a survey we are moving our annual garage sale to June 5-6 from 9am to 3pm. Food Trucks will be back this summer normally on Wednesdays, watch for details on Facebook or emails. Will again host a 4th July parade for kids at 11am. Halloween is the same at City of Green and will investigate Block party event again and an event with Santa. We are also doing welcome baskets for new neighbors

Covenants. Cindy and Stephanie reviewed home improvements, decks, (sheds, min 120 sq Ft) etc. must be approved by the HOA , send to [info@ Mayfairlakes .org](mailto:info@Mayfairlakes.org) . Reminder the bylaws say trailers, boats, only in driveway 72 hours. We had a discussion on bylaws they say Trash cans , must be "out of Public view", please put cans in garage or behind screen fence, letters will be going out to offenders, thank you.

Elections, Stephanie, passed out ballots for the election of officers, Mike Jones collected them and counted them, Cindy Cobb and Paul Prysiazy has been elected for a new 2 year term.

New Business, Stephanie also asked for a vote on the new amendment to the bylaws #6. In the future for election of officers, nominations must be sent in 10 days before election with Bio, so residents can be notified, No nominations from the floor unless no nominations sent in 10 days before election. Vote approved and passed.

Project: Laura Hovan asked for help for a Green Leadership class project. They need donations, in Kind gifts, free labor to build a shelter at the new Green Park for adaptive games. Please contact Laura if you can help. Thank you .

New Sign;. Stephanie reported that the front entrance will soon have a new sign , the new electricity in complete and landscaping will start also. We also plan to replace the back entrance sign.

Meeting Adjourned at 8pm

Respectfully , Mike Jones Secretary