

The Hammocks POA Board of Directors Meeting

Date: 22 August 2024

Board Attendees: Bear Woodrum (Chair), Suzanne Frierson, Mike Hass, Corey Merritt (phone), and Paul Hardy

Other Attendees: Brad Drawdy (ARB Chair)

Major Discussion topics

1. Waste water treatment plant status. Recent storms took out portions of the control systems for the plant, resulting in shifting to manual operations. Plant is operating normally now, however the control panel screen and other ancillary equipment needs replacement. Corey has solicited bids for this effort.
2. Budget review. Board reviewed the latest budget figures (as of July 24).
 - a. Discussed an AT&T monthly charge of 27.50 for unknown services. Suzanne has tried to reach out to them to determine what the charge was for. As she was not the one of the listed POCs, they would not provide the data. Corey is going to attempt to call and resolve.
 - b. Grounds fees appeared to be higher than normal for July, while there was no road maintenance fee noted. Believe these are in error. Suzanne to reach out to the accountant to resolve.
3. ARB. Brad gave a synopsis of ongoing efforts with the ARB. Discussion centered around non-payment of building deposit/fee by one POA member and ongoing efforts related to pier/dock requests. It was noted that given this discussion and that which occurred at the homeowners meeting in March, that the ARB Standards and Guidelines should be reviewed for possible updates. The board concurred with the establishment of a committee of approximately 5 homeowners/ARB members to review the Standards and Guidelines (and other relevant documents), and provide recommended changes to the APR/Board. Corey was going to reach out to Larry Savage to see if he had any interest in being a member of this group. Brad to lead.
4. Gate code discussion. Melissa Niesdok has requested guidance from the board on how to handle gate codes that were assigned to external entities (contractors, etc). She is doing this in an effort to clean up the access. After some discussion the board agreed to approach Melissa with the following:

Require all POA/Homeowners to change their code on/about a specific date (Melissa to determine); External entities requiring routine access (like the postal service, dominion power, etc) are considered to be sponsored by the board would be provided access codes. Board to work with Melissa to determine which entities require routine access. External entities requiring access on a limited basis (building contractors, realtors, etc) are sponsored by the homeowners, and would be provided access codes for specific timeframes (e.g., per ARB guidelines codes are provided to contractors once approval for construction has been agreed to, and the code is removed upon completion of construction). As part of this code change, homeowners should request codes for any unique contractors.

Corey is going to discuss this approach with Melissa.

5. Volunteer work day. Continuing from previous discussions, the board agreed to sponsor a volunteer work day to tackle various projects around the community. These include cleaning/repainting of signage, trash pickup, etc. Date selected was 16 October, with back up date of 23 October.
 - a. Bear to send out announcement of this effort and solicit people to support. Paul to post on web site.
 - b. Mike to determine the list of projects to be completed for that work day
6. Board elections. Bear briefly mentioned that some of the board members tenure will end this year. The board should start to consider how to address this, and be ready for elections at the next POA meeting.

Next Board meeting to be on 25 Sept at 5PM. Location: Suzanne's home.