Southern Woods POA, Inc.
Board Meeting Minutes
March 14th, 2022, at 11:00 A.M.

Call to Order:

The meeting was called to order at 11:18 A.M. by Lee Dial, President. Those in attendance were Marla Battagloitti, Director, Barbara Fitzpatrick, Vice President, Frank Dagliere, Treasurer, and Karen Taylor, Secretary. Also present was Geri Bond, VP of Operations of Villages Services, Amy Martin, CAM and Margaret Lamb, CAM, and several members of the Association were also present.

Quorum of Directors:

A quorum was established with five (5) board members in attendance, in person.

Unfinished Business:

A MOTION to change the By-Laws to include perishable garbage to the street. Members can have their garbage picked up either by the curbside or side of home depending on the garbage service of their choice was made by Lee Dial, President and seconded by Frank Dagliere, Treasurer. All in favor. Motion Passed.

The Board will not be sending out garbage violation letters until the restriction change; due to Waste Management not picking up at the side of the houses now.

New Business:

Lee Dial, President, discussed the unsatisfactory of the work of Villages Services. He handed VSC a packet of major issues Southern Woods POA have with Villages Services. Each board member took a turn at explaining their issues and concerns. This is the first meeting the board discussed with VSC of their satisfaction.

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October 1st of each year VSC would need notice that Southern Woods will not renew the contract. Geri Bond would like the opportunity (60 days) to improve. Geri Bond will have to discuss issue with the other directors and her lawyers regarding termination of the contract. Geri Bond says that if you want to cancel to send us a certified letter but requests the opportunity to make things right.

Financial Report:

Frank Dagliere, Treasurer, stated that he only has up to December 31, 2021. He wants financials to include Bank statements, operating, reserves, collections, aging reports, and invoices. Frank wants online access to Truist Bank Accounts. Leah Adams said to Frank that he does not have access to accounts. Geri Bond is the Administrator on accounts, she will look and add Frank to the Bank Account to view the accounts. Geri Bond will get the financial statements to the board by the 20th of every month.

Top Hat's contract has expired but have been working on a month-to-month contract. Deena got quotes in November for landscapers and she presented them to the board, but the board has not done anything regarding it. Marla said we discussed it but didn't take a vote on it. Lee Dial would like to see the contract from Top Hat. Lee Dial asked Marla Battagloitti, Secretary, to contact Top Hat to draw up a new contract.

Adjournment:

A **MOTION** to adjourn at 12:42 P.M. was made by Lee Dial, President and seconded by Karen Taylor, Secretary. **ALL IN FAVOR.** Motion passed.

Next meeting: April 6th, 2022, at 3:00 P.M.
Submitted by: Margaret Lamb, CAM