

NOTICE/AGENDA
Board of Directors Meeting
November 28, 2023
Immediately following the Voting Members Meeting
Meadows House

1. Call to Order:
2. President's Comments:
3. Approval of Minutes:
 - Board of Directors Workshop Meeting October 19, 2023
 - Regular Board Meeting October 26, 2023
 - Special Board Meeting November 10, 2023
4. Manager's Report: Angela Fescine
5. Report on CDs and Investments: Patricia Vanlandingham
6. Delinquencies: Patricia Vanlandingham
7. Finance Committee Report: Patricia Vanlandingham
8. ARC Committee Report: James Slattery, Interim Chairperson resignation. Mr. Slattery will continue as an ARC committee member until a new Brighton representative is selected.
9. Communication Committee: Timothy Myers
10. Covenants Committee Report:
11. Covenants Violations:
 - V50 ARC violation: house numbers bronze color. Only black is approved. Letter sent October 2 re incorrect color, a second letter was sent on November 3, referring homeowner to the Board and advising a fine could be imposed.
 - V51 Side and back yard not being maintained, very overgrown. Letter sent October 9 requiring homeowner to clean up the yard by October 25. On November 1 it was noted the yard was still overgrown. On November 3 a letter was sent referring the homeowner to the Board and advising them a fine could be imposed.
 - V52 Tenant moved out on Sunday, October 29 which is against the Rules & Regulations and a pickup truck with trailer was in the driveway, obstructing the sidewalk. The homeowner received a copy of the letter which was addressed to the tenant referring them to the Board and advising them a fine could be imposed.

12. Appeals:

A: This new owner has property in Brighton (purchased June 20, 2023) and also a home in Maryland. The statement for the third quarter was sent to the Brighton address and not forwarded. The owner said the fourth quarter statement did not reach her as well. However, our bookkeeper said it was sent to both addresses. She has requested our bookkeeper to send her quarterly statements via email from now on and is requesting the late fees and interest be waived.

B: This owner was late once before in 2019 and late fees and interest were waived then. They always pay close to the delinquent date and this quarter their check dated October 30 was postmarked from Milwaukee Wisconsin on October 27 and received by our bookkeeper on November 3. The quarter maintenance was due on October 1 and late as of October 31. They are requesting late fees and interest be waived.

C This owner is usually a last-minute payer; her bank sends her payment out too close to the due date. She is requesting the late fees and interest be waived. She indicated she has taken steps to ensure she is not late again.

13. Old Business:

Approval of budget, including in-house landscaping and associated costs. This sets in motion an entire new budget approval process with a budget that needs to be mailed out to 832 homeowners.

14. New Business:

- A motion is required to approve “White Cloud” as the only color approved for driveway painting.
- New direction on garden flags that may lead to changing the Covenants.
- Approval of new audit company.
- Approval of Jorge Greene contract as Operations Manager.
- Approval of C&W Technologies as a computer monitoring firm to replace motion made at the October 26th Board Meeting to approve Orbis One.
- Approval of new IPM contract.
- Update on Extreme and their end date.

15. Committee Vacancies:
 - Covenants Committee: Need Foxboro representative; Need alternates for Brighton, Foxboro, Greenwich, Mayflower and Ridgewood
 - ARC: Need a chairperson and alternates for Foxboro and Ridgewood
 - Landscape: need alternates for Brighton and Foxboro
 - Hurricane Committee: Need a chairperson.

16. Committee Reports: Enclosed
 - Architectural Review Minutes
 - Landscaping Minutes
 - Covenants Minutes

17. Homeowner Comments:

18. Adjourn: