

# Whitemarsh Reserve Homeowners Association

Minutes

Thursday April 21, 2021, 6:30 pm

Zoom via Web

## MANAGERS AND BOARD

Shelli Ross, Property Manager, McHale Property Management

Britta Fleishback, President

Lisa Graff, Vice-President

Patricia Abboud, Treasurer

Joe Banfi, Secretary

Robert Goldberg

## 1. CALL TO ORDER

Meeting called to order at 6:36 pm

## 2. MANAGERS AND BOARD PRESENT

Shelli Ross, Property Manager, McHale Property Management

Britta Fleishback, President

Lisa Graff, Vice-President

Patricia Abboud, Treasurer

Joe Banfi, Secretary

Robert Goldberg

## 3. GUESTS

Fern Portnoy

Amy Shrader

Jim Sweat

## 4. MANAGER'S REPORT

Topics discussed by the manager included the pool area upgrades, new pool signs, securement of pool chair estimates, parking signs at the mail kiosks, discussions with Florida Power and Light on the lighting issues, pressure cleaning schedule, alternative landscaping contracts with current and other

service providers, interview procedures for new owners and tenants and pool heating feasibility.

## 5. OLD BUSINESS

- a. Speed tables - Alternative asphalt or rubber tables were discussed. The rubber tables could be anchored to the ground and relocated as needed. Installation of the rubber tables could be done with the association's handyman.
- b. Pressure cleaning – Scheduled and ongoing.
- c. Parking and towing – Lengthy discussion on parking issues focused on letters to violators, \$100 fines, stickers and towing.

## 6. NEW BUSINESS

- a. Gate code – There are issues with the gate code system. Some old clickers work some don't. Some have old gate codes some don't. There was agreement that the personal gate codes will be removed.
- b. Rules and bylaws – It was determined that changes to the bylaws were needed to curb verbal and physical abuses to staff and Board members.
- d. Members or property manager's comments – Issues discussed included a new camera system provided by Bartlett Brothers at the pool and basketball court area, a welcome procedure for new owners and tenants, the trespassing on private property by dog owners, damages to the sidewalk system and the status of the fine committee.

## 7. COMMENTS

One guest proposed no speed bumps and opposed the heating of the pool because she does not use it.

## 8. ADJURNMENT

Meeting was adjourned at 7:49 pm.