

MINUTES

Kelly Pointe Homeowners Association

Date | Time 9/25/2019 4:30 PM | *Meeting Location* Small Meeting Room – Nocatee Town Center

Board members Meagan Perkins, Shawn Martin, Erin Morrill

BOARD OF DIRECTORS MEETING

Item

Establishment of Quorum / Call to Order- Meagan called the meeting to order at 4:31pm, 3 of 3 board members in attendance.

Proof of Notice- Meagan posted noticed on the message board at least 48 hours in advance as required by state law.

Approval of previous minutes- Meagan motion to approve minutes from August 26, 2019's annual meeting, Shawn seconded, passes 3-0.

ARC- Defining of Lake Lot in the neighborhood- Meagan made a motion that lots 101-139 are considered lake lots on the large pond in the center of the neighborhood, Shawn seconded, passes 3-0.

New Business-

1- **ARC Membership-** Meagan made a motion to appoint Ryan Scheck, Shawn seconded, Discussion among the board regarding the motion transpired. It was discussed to keep the ARC membership at 5 however Ryan Scheck and Donna Tucci would both like to serve. The board agreed to table until they could speak to/interview both owners. Motion withdrawn after discussion.

2- **Items discussed-** JEA lights outage (report to BCM with the light pole numbers and closest address), JEA LED lights, Safety Cameras, Put a gate on the front playground park-board approved, neighbor would like to do a wood sign(all free of charge) for the back entrance-approved by board as long as they could approve rendering/materials first, have a contingency budget line item for 2021, Management Company relationship and transparency with HOA, violations and the frequency of violations, lake maintenance company needing boat access for large pond.

3- **Large Lake Boat Access for Lake Maintenance Company-** Meagan made a motion to have 88 Scottsdale Drive remove their fence in their side drainage easement for access (and moving forward any fences that are encroaching in the easement and lot owners selling their home) and for the HOA to remove 76 Scottsdale Drive's street tree so Aquatic Systems has a clear access easement to launch their boat for treatment as needed, Shawn seconded, passed 3-0. Matthew will see that this happens.

4- **Next Board Meeting-** Next board meeting to interview ARC members and discuss a rewrite of the ARC manual- Oct 23 at 5pm, Small Conference Room- Nocatee welcome center.

Adjournment