

**Ennisbrook Community
HOA Board Meeting
Open Session 6:37pm-7:04pm**

January 19, 2023

Virtual HOA Meeting: Open Session

Attendees: Board Members Present: President- Jamie Ralston, Treasurer- Anne Francissen, Secretary- Shayla Snipes, At-Large- Jennifer Lalk, and AIO Rep.-Vincent Costa. Vice President- Paul Allen was not present. Residents were asked to provide pre-submitted questions.

Open HOA Board Meeting:

MEETING AGENDA:

- Call to Order & Establish Quorum at 6:37pm
- Guest Speaker: Major Defense (Smyrna Police Department)
- Gate Replacement Updates
- Clubhouse Repair Updates
- 2023 Project Plan & Quotes
 - Detention Ponds
 - Tree Replacement/Removal
- Pre-Submitted Homeowner Questions

Guest Speaker: Major Luis Defense III

- Less porch pirates than years past.
- 14-21 breaking into cars for valuables in sight (i.e. iPhone charges, purses, bags, etc).
- Always have good lighting to help deter vehicle break ins.
- If you see something out of place that is suspicious report to the police first then report to management.

2022 Financial Review

- Payment has just become due

2023 Dues Received vs Outstanding Payment to date

- Budgeted \$60,678 out of \$78,750 (unpaid is \$18,071.77)

Gate Replacement Updates

- o Received payment from at fault vehicles insurance to cover gate damage.
 - Damaged gate removed from entrance on Tuesday, January 17th.
 - Waiting on materials for installation of new gate.
 - Mid to late February - custom gate being built.

Clubhouse Repair Updates

- o Busted pipe on Dec 23rd - Sprinkler System not regular plumbing
- o Remediation has dried out the clubhouse
- o Demolition of damaged material has begun. Demolition should be finished tomorrow, Jan. 20th
- o Chief Faculty Defense to begin work on busted sprinkler pipes tomorrow, Jan. 20th
- o Insurance adjuster will provide cost that will be approved to complete repairs;
- o Rebuild will begin once we get an approved payout from the insurance company
- o Once we have feedback from the adjuster we secure multiple quotes for the work and provide homeowners with an update /ETA for work to begin.
- o We are hoping to have repairs completed in time for the pool season and will provide homeowners with an update/ETA for work completion once available.

2023 Project Plan & Quotes

- o Refreshing quotes for detention ponds
- o Working with National Landcare on tree replacement /removal
- o Municipal Attorney- Continuing to understand the community's position when it comes to water/pipes in the community.

Community Events:

- o Collecting gloves, hats, scarves 129 Ennisbrook will be out for folks to drop off

Pre-Submitted Questions:

Where do we stand with the repairs to the exit gate? Has the insurance company for the faulty party agreed to pay for the repairs? Are the repairs yet scheduled? **Answered during the meeting. See information above.**

Why is it taking so long to repair or replace the broken front entrance gate? Have you considered any temporary solutions? **Answered during the meeting. See information above.**

Why is overnight street parking still being allowed? Why hasn't the proposed contract with a parking management/enforcement company been finalized? **Street parking and Overnight**

parking in common areas (tennis court/pool) is not allowed. The EPS Booting Contract has been signed and necessary signage has been installed at the entrance of the community. Notifications are being sent to homeowners in violation of the covenants.

Why are the monthly community compliance inspections not being conducted? Why are some residents allowed to store their garbage containers on the street 24/7? Our Covenants state that 24 hours after the weekly City Sanitation department pickup, garbage containers must be stored such that they are not visible from the street. **Inspections are being conducted by AIO but the violation maybe corrected before AIO does an inspection; therefore, it is very important for everyone to send violation information along with pictures to AIO.**

The drainage ditch that's located behind the residential properties on Hidden Trail is full of sediment, trash, debris, dead trees/leaves/limbs, etc... Since it is the responsibility of our HOA to maintain and clean all common areas, why is this drainage ditch being neglected? **(Retention Pond)-Answered during the meeting. See information above.**

Meeting Concluded at 7:04PM