

## Ennisbrook Community Meeting

**Date:** 12/14/23

**Format:** Virtual 6:32pm

### Quorum Established & Meeting Called to Order:

**Board Members:** Shayla Snipes, Anne Francissen, Paul Allen

**Vincent Costa**, Community Manager, All-in-One Community Management

### Updates by Vincent Costa:

- The gate to the basketball court fence has been repaired.
- Curb painting with “No Parking” stencil has been completed.
- Clubhouse work: Finally finishing up. Parker & Young finished the bathrooms. The non-damaged furniture will be brought back and then the Board will purchase a few more items to replace that which was damaged. The clubhouse will be available for use pretty soon.
- Tree trimming work has just been done. A couple of residents reached out to say it looked good. Atlanta Arbor will bring back mulch and drop next week on Ennisbrook Dr. and landscape company will spread on the nature trail.
- Entrance Gate: New call box installed and working properly. For anyone who doesn't have their entrance code, email. [poolkey@allinonemgmt.com](mailto:poolkey@allinonemgmt.com).
- Someone hit the exit gate a couple weeks ago & that was taken care of.
- Internet Service: The only service currently available is Spectrum. AT&T has been contacted and they are evaluating bringing fiber optics into the community. Their evaluation should be done by the end of February. Homeowner Terry Travis has helped with this process.
- Homeowners should have received the 2024 budget and statement of assessment. The Board voted not to increase the dues for 2024.
- The 2024 Annual Meeting will be held by March. There will be a couple of Board positions up for re-election.

### Homeowner Comments:

**Charlotte Stewart.** 162 Ennisbrook. Wants to say that for the last year she has received letters citing the most insignificant violations, including ivy on the back fence & brick wall of her home that can barely be seen from the street. She is concerned that the Board is spying on her house instead of paying attention to the infrastructure in the community. She said these letters send a message that some of the HOA members are spying & taking photos of her home.

Shayla Snipes replied All-In-One (AIO) does the property inspections, not Board members.

Vincent Costa replied that an inspector, who is an employee of AIO, drives through the community once per month looking for general violations of the covenants. If the inspector determines that a property has a violation, the first step is a courtesy letter, not even considered a violation. If the issue still exists the following month then a warning letter is sent. After that, fines are issued if the issue still persists and the homeowner has not come to an agreement with AIO on how/when to resolve.

**Susan McCarthy:** Thinks there's too many times that the codes are not enforced. She's frustrated that nothing gets resolved on major violations that exist in the community, including pickup & other construction trucks parked along Ennisbrook Dr.

Vincent Costa noted that Ennisbrook is not billed a specific amount for inspections, it's included in the general monthly management fee.

**Parking Committee:**

Anne Francissen provided update on the Parking Committee's work, including a proposed referendum to amend the covenants to allow future Board of Directors to designate parking in certain areas.

Monica commented that she would be concerned about street parking in front of her house if such a referendum passed.

Charlotte S. also mentioned that speeding is a big concern. Vincent replied that options are hiring an off-duty officer to monitor, sending email blasts, and putting up signs. None of the options are 100% effective.

**Meeting adjourned at 7:10pm**