

Wakefield Plantation Homeowners Association Board of Directors Meetings

Wakefield Plantation Homeowners Association Board of Directors Meeting January 8, 2008

Board Members Present: Greg Barley, William Krupp, Jade Litcher, Chip Finley, and James Dvorak.

CALL TO ORDER

The meeting was called to order by James Dvorak, Board President, at 6:30 PM at the Villages' Clubhouse

HOMEOWNERS' INPUT SESSION

Michael Steele of 12401 Beauvoir Street appealed the Architectural Review Committee's denial of a 5 foot fence.

AGENDA

Greg Barley moved that the agenda be accepted and Jade Litcher 2nd the motion. The motion passed unanimously.

FINANCIALS

The financial will be mailed to the Board members for their review.

MINUTES

Greg Barley motioned to approve December 11, 2007 minutes. The motion was 2nd by Jade Litcher. The motion passed unanimously.

COMMITTEE REPORTS

Jade Litcher moved that the Board approve the request for a variance for a 5 foot fence with columns. The motion was 2nd by Greg Barley. Voting for the motion were Greg Barley, Jade Litcher and Bill Krupp. James Dvorak voted against the motion and Chip Finley recused himself. The motion passed.

The Board received the resignation of Vincent Vanderbroeck as co-chair of the Neighborhood Watch committee.

UNFINISHED BUSINESS

The Greenway curb cuts have been completed by the City of Raleigh.

Wakefield Plantation Homeowners Association Board of Directors Meetings

NEW BUSINESS

The Board granted the authority to PPM to establish procedures for payment plans for annual dues of not more than six month with standard payment fees applied. The motion was made by Greg Barley and 2nd by Chip Finley. The motion passed unanimously.

The Board tabled discussion of round-a-bout walkways until the next Board meeting.

A review of Jordan Price Wall Gray Jones and Carlton law office's guidelines and operations in collections was tabled until the next Board meeting.

ADJOURNMENT

The motion to adjourn was made by Greg Barley and 2nd by Chip Finley. By a unanimous vote the meeting was adjourned at 8:00 PM.

Respectfully Submitted,

William Krupp, Secretary

Wakefield Plantation Homeowners Association Board of Directors Meetings

Wakefield Plantation Homeowners Association Board of Directors Meeting February 12, 2008

Board Members Present: Greg Barley, William Krupp, Jade Litcher,
Jodi LaFreniere and Marc Scott Deutsch .

CALL TO ORDER

The meeting was called to order by Greg Barley, Board Vice-President, at 6:30 PM at the Villages' Clubhouse

HOMEOWNERS' INPUT SESSION

Kris Door expressed concerns over tree removal and ARC approval process.
Youssef Hammad requested deadlines for completion of ARC recommendations for 12820 Pegasi Way project.

Raleigh City Councilman Rodger Koopman updated the Board on 03-08 zoning ordinance affecting watershed rules. The measure was voted down by the city council and the city is requesting the state and federal agencies, and state legislature revisit the measure to reduced the original requirements, or minimize the implementation or recalculate land mass in the area. The city is now operating under the old rules but the issues is not resolved yet.

AGENDA

Greg Barley moved that the agenda be accepted and Jade Litcher 2nd the motion. The motion passed unanimously.

FINANCIALS

The financial were received by the Board.

MINUTES

Greg Barley motioned to approve January 8, 2008 minutes. The motion was 2nd by Jade Litcher. The motion passed unanimously.

UNFINISHED BUSINESS

The Board requested the Deauville homeowners' submit a further planting plan for review by the Board.

Wakefield Plantation Homeowners Association Board of Directors Meetings

NEW BUSINESS

Jodi LaFreniere moved that The Lady Wolverine's funding request for their Lacrosse Tournament be denied. Marc Scott Deutsch 2nd the motion and the motion passed unanimously.

The Board tabled discussion of round-a-bout's crosswalks until the next Board meeting and requested that the city's responsibility be determined and what was the original plan.

The Board tabled action on the additional street light for Savannah Villages to determine what was the lighting plan and who is responsible.

The Homeowners' Annual Meeting is set for April 8th.

ADJOURNMENT

The motion to adjourn was made by Greg Barley and 2nd by Marc Scott Deutsch. By a unanimous vote the meeting was adjourned at 9:00 PM.

Respectfully Submitted,

William Krupp, Secretary

Wakefield Plantation Homeowners Association Board of Directors Meetings

Wakefield Plantation Homeowners Association Board of Directors Meeting March 11, 2008

Board Members Present: Greg Barley, Jade Litcher, Jodi LaFreniere
Chip Finley and Bill Krupp (attended part of the meeting.)

CALL TO ORDER

The meeting was called to order by Greg Barley, Board Vice-President, at 6:30 PM at the Villages' Clubhouse.

HOMEOWNERS' INPUT SESSION

Discussion with homeowners concerning entrance fire and ideas for fire prevention. Discussion with homeowner at 12820 Pegasi Way on alterations to property.
Hearing for 3336 Sugar House Street concerning dog breeding. Owner stated she did breed dogs but now has stopped.

AGENDA

The agenda was accepted.

FINANCIALS

Greg Barley moved that financial reports be approved and Jody LaFreniere 2nd the motion. The motion passed unanimously.

MINUTES

Greg Barley moved that February 12th minutes be accepted and Jade Litcher 2nd the motion. The motion passed unanimously.

COMMITTEES

Architectural Review Committee

- 1) Greg Barley moved and Jodi LaFreniere 2nd the motion that the sunroom can remain in place as long as the homeowner brings current with the specifications. The homeowner plans to install shingles and siding to match the home.
- 2) The Board granted a variance for a wood fence at 12212 Penrose Trail due to both the neighbors existing fencing that was approved prior to the rule change was wood. Jodi LaFreniere made the motion and Jade Litcher 2nd the motion.
The

Wakefield Plantation Homeowners Association Board of Directors Meetings

motion passed unanimously.

- 3) The Board referred rules regarding basketball rules and tree preservation to the ARC for feedback.

Neighborhood Watch Committee

The Neighborhood Watch will be tabled to the May meeting for Board re-evaluation.

UNFINISHED BUSINESS

Chip Finley moved that Option 1, application of pine needles over the top of burnt needles at Middleton, be accepted. Jade Litcher 2nd the motion and the motion passed unanimously.

NEW BUSINESS

Jodi LaFreniere moved that the following Rain Barrel rules be accepted.

Greg Barley 2nd the motion. Chip Finley voted against the motion and Jodi LaFreniere, Greg Barley and Jade Litcher voted for the motion.

Pre-approved Rain Barrel Conditions

- Only two rain (2) barrels allowed per home.
- 80 gallons is the maximum size of rain barrels allowed.
- Rain barrels must be placed or installed at the rear of a dwelling, or on the side of the dwelling as long as it is not visible from the street. Rain barrels may not be placed at the front of a dwelling.
- Rain barrels may be black, dark green or brown in color
- Rain barrels must be made of plastic or wood (no metal allowed).
- Any deviation to the conditions stated above requires ARC review and approval prior to placement or installation.
- Rain barrels must have a top and mosquito mesh over holes.

ADJOURNMENT

The motion to adjourn was made by Greg Barley and 2nd by Bill Krupp. By a unanimous vote the meeting was adjourned at 9:00 PM.

Respectfully Submitted,

William Krupp, Secretary

Wakefield Plantation Homeowners Association Board of Directors Meetings

Wakefield Plantation Homeowners Association Board of Directors Meeting May 13, 2008

Board Members Present: Greg Barley, Jade Litcher, Jodi LaFreniere
Chip Finley, James Dvorak and Bill Krupp

CALL TO ORDER

The meeting was called to order at 6:30 PM at the Villages' Clubhouse.

HOMEOWNERS' INPUT SESSION

Chris May requested more inspections in Cedar Grove citing need for residents being more informed of expectations for homeowners. Also, he spoke in favor of placement of trees on the common area at Honeychurch and Schoolhouse streets. Lynn Horton requested additional landscaping at Deauville and that an irrigation leak be fixed. At 2612 Peachtree Mr. and Mrs. Hass expressed concerns over trees planted at the property line and their neighbors Mr. and Mrs. Thompson requested that the trees remain as planted. Michael Dardian supported his request a variance on rainbarrels and clarification of on-street parking rules.

AGENDA

The agenda as amended was accepted

FINANCIALS

The March 31st financial reports were presented and approval delayed pending further information from Jennifer Burch.

MINUTES

Greg Barley moved that March 11th minutes be accepted with corrections and Jade Litcher 2nd the motion. The motion passed unanimously.

HEARINGS

12113 Jasmine Cove Way application was referred to the ARC committee.

12321 School House Street on-street-parking- Greg Barley moved and Chip Finley 2nd for a fine of \$100 a day beginning 5 days after receipt of notification if the cars were not moved off the street. The motion passed unanimously.

Wakefield Plantation Homeowners Association

Board of Directors Meetings

12516 Richmond Run Drive's hearing was rescheduled to the next Board meeting unless the ARC receives an application.

COMMITTEES

Architectural Review Committee

2905 Imperial Oaks' rainbarrel request for variance- Greg Barley moved and Jodi LaFreniere 2nd that the variance be approved if Calloway-On-The-Green sub-association had no objection. Voting for the motion were Greg Barley and Jodi LaFreniere. Opposed were Jade Litcher, Chip Finley, James Dvorak and Bill Krupp. The motion failed.

12613 Bellstone Lane- Jodi LaFreniere moved that the back two rainbarrels be approved and Greg barley 2nd the motion. The motion passed unanimously.

12820 Pegasi Way's application for a variance on the side and front rainbarrels with screening was declined as presented. James Dvorak made the motion and Jade Litcher 2nd the motion. The motion to deny passed with Directors Lafreniere and Barley against the vote.

2612 Peachleaf St. - The Board approved with the condition that all of the trees surrounding the property are to be moved in five feet from the property line. The motion passed with Director Krupp against the vote.

Further discussion on home additions was tabled until June 08 Board meeting.

2909 Bergamot Ct. - Jodi LaFreniere moved that the appeal be approved with the provision that if the moved tree was not relocated that a new tree be purchased and installed. The motion was 2nd by Jade Litcher. Greg Barley voted against the motion and voting for the motion were Jade Litcher, Jodi LaFreniere, Chip Finley, James Dvorak and Bill Krupp.

3302 Colorcott St.'s application was disapproved. James Dvorak moved that the lattice be removed and the bottom beams remain natural. The motion was 2nd by Jodi LaFreniere and passed unanimously.

The Board reaffirmed the requirement that rainbarrels not meeting the pre-approved rainbarrel rules must be approved by the ARC and dealt with on a case-by-case basis.

Basketball backboard regulations were referred to Jodi LaFreniere and Bill Krupp for further study.

Neighborhood Watch Committee

Wakefield Plantation Homeowners Association Board of Directors Meetings

The Board received a breakdown by subdivision of committee volunteers and they were asked to seek additional members.

Jennifer Burch will continue to ask the landscaping crew to inspect for and pick up litter.

Social Committee

The Board received an Airblown brochure on an inflatable movie screen program as a possible social event.

UNFINISHED BUSINESS

The Board received a letter from the city stating there was not enough vehicle/pedestrian accidents, foot and vehicle traffic to warrant the city installing median crosswalks.

The Board received an update on the parking situation at Middleton/Stratford Hall. Management will solicit assistance from Councilor Koopman to correct the problem.

The Board reviewed the insurance check from Nationwide Insurance and was given a breakdown of replacement /repair costs from the electrical fire at Falls Of The Neuse.

Bill Krupp suggested that the Board hold off improving any entrance until the Board considers a plan for updating signage at all entrance to Wakefield Plantation.

NEW BUSINESS

The Board elected the following officers for the 2008-09 year.

President- Greg Barley
Vice-President- Jodi LaFreniere
Secretary- Bill Krupp
Treasurer- Chip Finley
Director – James Dvorak
Director – Jade Litcher

By unanimous vote the Board appointed Jason Fried to fill the uncompleted Board term from district 3 of Marc Scott Deutsch.

2612 Peachleaf St. application for a home business was approved unanimously with stipulations as described with Greg Barley making the motion and Jodi LaFreniere 2nd the motion.

The Board decided to delay landscaping proposal until the drought is over and later in the year.

Wakefield Plantation Homeowners Association Board of Directors Meetings

The Board moved to place a Pet Station with a cost up to \$600 at Forest Pines and Corona. The motion was made by Jodi LaFreniere and 2nd by Greg Barley. The motion passed unanimously.

The Board was given the Traffic Calming Study for WFP Drive and were updated on the 98 Bypass project.

ADJOURNMENT

The motion to adjourn was made by Greg Barley and 2nd by Chip Finley. By unanimous vote the meeting was adjourned at 9:45 PM.

Respectfully Submitted,

William Krupp, Secretary

Wakefield Plantation Homeowners Association Board of Directors Meetings

Wakefield Plantation Homeowners Association Board of Directors Meeting June 10, 2008

Board Members Present: Greg Barley, Jade Litcher, Jodi LaFreniere
Chip Finley, Jason Fried, and Bill Krupp

CALL TO ORDER

The meeting was called to order by President Greg Barley at 6:30 PM at the Villages' Clubhouse.

HOMEOWNERS' INPUT SESSION

Jo Ann Steiner requested information on the Homeowners Association's role in the 98 By-pass discussions, the Wakefield Plantation Drives' entrance/exit on 98, traffic control on WPD and 98, and eliminating truck traffic off of 98. Carol Ann Zanoni stated her concern for litter and pet waste on WPD and the need for additional communication to homeowners on controlling pet waste and litter. She suggested the community contact fast food stores seeking coupons for turning in litter. Tony Morano stated there was a need for concrete and sound barriers on the 98 By-pass. Matt Powers stated there was a continued problem with high school students parking on residential streets in Middleton. Douglas Thompson suggested the community seek incentives to reduce the number of cars. Michael Dardian stated there was a lack of specifics on why his variance was denied and he was concerned with equity on enforcement. Mike Pohwald supported Mr. Dardian's request and Douglas Thompson encouraged the use of rainbarrels in desperate times.

AGENDA

Jade Litcher moved the agenda as corrected be accepted. Chip Finley 2nd the motion. The motion passed unanimously.

FINANCIALS

Greg Barley moved the May 31st financial reports be accepted and Chip Finley 2nd the motion. The motion passed unanimously.

MINUTES

Greg Barley moved that May 13th minutes be accepted with corrections and Jade Litcher 2nd the motion. The motion passed unanimously.

EXECUTIVE SESSION

Wakefield Plantation Homeowners Association

Board of Directors Meetings

Greg Barley moved that the Board hold an executive session to discuss legal issues and homeowners' payment plans at the end of the meeting. The motion was 2nd by Jade Litcher. Voting for the motion were Greg Barley, Jade Litcher, Chip Finley, Jason Fried, and Bill Krupp. Voting in opposition was Jodi LaFreniere

HEARINGS

2612 Peachleaf St.-In open session Douglas Thompson spoke supporting his appeal and proposal.

Greg Barley moved and Jason Fried 2nd that the Board instruct the homeowner that the eight (8) trees in question be removed by 12/31/08 and not be replaced. Further, the other twenty-two (22) remaining trees remain in their current location due to their neighbors' acceptance and that our attorney review the correspondence back to the homeowner. The motion passed with Director Litcher opposed.

12200 Penrose Trail- In open session Danny and Maria Markadakis provided pictures and spoke supporting their appeal. The Board requested additional information with a detailed scaled drawing including hardscaping and landscaping. Further, additional information should be provided to the neighbors.

3302 Colorcott Street- no action need and the denial stands.

COMMITTEES

Architectural Review Committee

The motion to appoint Frank Florio to the ARC was made by Greg Barley and 2nd by Jade Litcher. The motion passed unanimously.

The Board members supported serving liaisons to the ARC on a rotating basis. The ARC was requested to provide further input on specifics for additions to homes and to review pool fences in compliance with the new NC State pool, spas and hot tub requirements.

The discussion for Basketball goals proposals was tabled until the next meeting and further editing.

Neighborhood Watch Committee

Jennifer Burch will continue to ask the landscaping crew to inspect for and pick up litter. Additional articles on controlling pet waste and city ordinances will be put in the newsletter.

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UNFINISHED BUSINESS

Middleton/Stratford Hall Parking issues and the resident's petition were discussed. The Board is working with the city and has received information on controlling parking. The Board suggested that a meeting with the residents be organized to discuss and educate participants on the traffic control issues and the bigger picture.

The Board decided to take no further action on the area directly below the power pole causing the fire damage. The Power Company has installed a switch less likely to begin fires.

NEW BUSINESS

Greg Barley moved and Jodi LaFreniere 2nd the HOA accept the sign replacement contract for \$19,420.50 from the reserve fund as presented from Duze and Danny Signworks. Voting for the motion were Greg Barley, Chip Finley, Jason Fried, Jodi LaFreniere and Bill Krupp. Opposed was Jade Litcher.

The Board received the Wakefield Nursery Grounds Management Report.

ADJOURNMENT

The motion to adjourn was made by Greg Barley and 2nd by Jodi LaFreniere. By a unanimous vote the meeting was adjourned at 9:45 PM.

Respectfully Submitted,

William Krupp, Secretary

Wakefield Plantation Homeowners Association Board of Directors Meetings

Wakefield Plantation Homeowners Association Board of Directors Meeting July 8, 2008

Board Members Present: Greg Barley, Jade Litcher, Jodi LaFreniere
Jason Fried, and Bill Krupp

CALL TO ORDER

The meeting was called to order by President Greg Barley at 6:30 PM at the Villages' Clubhouse.

HOMEOWNERS' INPUT SESSION

Andi Herman stated that her application for an addition was submitted in '05 and was approved by the builder's AAC. She wanted clarification on the AAC's and Board's current denial ruling on her painted lattice.

AGENDA

Greg Barley moved the agenda as updated be accepted. Jodi LaFreniere 2nd the motion. The motion passed unanimously.

FINANCIALS

Jodi LaFreniere moved that the June 30th financial reports be accepted and Jason Fried 2nd the motion. The motion passed unanimously.

MINUTES

Greg Barley moved that June 10th minutes be accepted with corrections and Jodi LaFreniere 2nd the motion. The motion passed unanimously.

HEARINGS

Greg Barley moved and Jodi LaFreniere 2nd to grant a waiver to Mrs. Herman to allow the posts to remain white now that the lattice has been removed. The vote to approve was unanimous.

The opinion that appeals as per covenants must be submitted within 15 days of the denial was reconfirmed by association's legal firm.

The appeal by 12816 Pegasi Way was deferred to the next Board meeting and further specific information was requested from the owner.

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The request 12200 Penrose Trail was approved with the provision that no concrete is closer than 5 feet of the property line and the association reserves the right to review the completed project and require additional replacement plantings for screening purposes. Jade Litcher made the motion and Jason Fried 2nd the motion. The motion passed unanimously.

COMMITTEES

Architectural Review Committee

Jodi LaFreniere moved and Bill Krupp 2nd that the AAC rules are amended as replacing the current section on B-Ball Goal:

Basketball Goals

These Basketball goals rules are for both permanent and portable goals. Basketball goals are limited to one per lot. Goals must be located at the outside of the drive no closer to the street than the midpoint of the driveway. (Residents are reminded that City ordinances require that goals shall not be located on the sidewalk, in the street or in the street right-of-way. Nor are games to be played on the streets and sidewalks of the City.) All backboards and frames must be maintained in a like new condition. Frames are to be metal and black in color. Backboards must be of a transparent material. Mini or junior goals are exempt from the color and materials requirements. Goals shall not be attached to the house, garage, or other structures. Provision must be made so as not to impact the neighbor's home, plantings or property. (The activity shall not become an annoyance or nuisance to the neighborhood as prescribed in the City Ordinances and Wakefield Plantation's covenants.) Basketball goals meeting the above criteria do not need approval from the ARC.

From page 11 **Storage:** Remove basketball goals from list of non-permanent play equipment

From Page 11 **Screening:** Remove "except for basketball goals"

Motion passed unanimously.

NEW BUSINESS

The Board did feel that Greg Barley was doing all he can under the current situation to resolve his parking situation. The driveway can't be used due to its short length and to park there his vehicle(s) would be blocking the sidewalk. His garage is being used for his vehicles.

Greg Barley moved and Jodi LaFreniere 2nd that the proposal from Bullard's Tree Service to limb up dead limbs from pines and cut dead trees at the main entrance due to fire damage for \$1800.00 is accepted. Voting for the motion were Greg Barley, Jodi

Wakefield Plantation Homeowners Association Board of Directors Meetings

LaFreniere, Jason Fried, and Bill Krupp. Opposed was Jade Litcher. The motion passed.

UNFINISHED BUSINESS

Jennifer Burch reported a meeting with the residents on the Middleton/Stratford Hall Parking Petition issues is to be scheduled.

The Hwy 98 By-pass update was given by Mrs. Burch and that she has met with the DOT and builder.

Greg Barley moved and Jodi LaFreniere 2nd that Elba style fencing be added to the Guidelines as a fence option since it appears to be the only fence style still permitted complies with the Wake County pool fence ordinances. The motion passed unanimously.

ADJOURNMENT

The motion to adjourn was made by Jade Litcher and 2nd by Greg Barley. By a unanimous vote the meeting was adjourned at 8:40 PM.

Respectfully Submitted,

William Krupp, Secretary

Wakefield Plantation Homeowners Association Board of Directors Meetings

Wakefield Plantation Homeowners Association Board of Directors Meeting August 12th, 2008

Board Members Present: Greg Barley, Jodi LaFreniere, James Dvorak, William Krupp, and Chip Finley

CALL TO ORDER

The meeting was called to order by President Greg Barley at 6:30 PM at the Villages' Clubhouse.

HOMEOWNERS' INPUT SESSION

Chuck and Carol Zanoni, Joanne Steiner, and Bob McHugh of Calloway On The Green expressed concern for their neighborhood's rodent problem and requested action by the Master Association. Youssef Hammad presented information about his landscaping appeal and was present to answer question from the Board concerning his appeal.

York Security offered to provide additional contact stickers and to place door hangers on homes with open garage doors at night.

AGENDA

Greg Barley moved the agenda be accepted as amended. Jodi LaFreniere 2nd the motion. The motion passed unanimously.

FINANCIALS

Jodi LaFreniere moved that the July financial reports be accepted and Greg Barley 2nd the motion. The motion passed unanimously.

MINUTES

Greg Barley moved that July 8th minutes be accepted with corrections and Jodi LaFreniere 2nd the motion. The motion passed unanimously.

COMMITTEES

Architectural Committee

12818 Pegasi Way- Jodi LaFreniere moved and Bill Krupp 2nd to approve the landscaping appeal with the provision that the trees be trimmed to be within the

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property. The vote to approve was unanimous.

Greg Barley and James Dvorak 2nd that ARC guidelines be amended to include Sentry Aero Fences as the style that meets the Wake County requirements for in-ground pools and that this style of fence be added to the approved list of fencing. The vote was unanimous.

Discussion of home additions was tabled until the next Board meeting.

Social and Neighborhood Watch committees had no reports.

UNFINISHED BUSINESS

Jodi LaFreniere reported that the residents on the Middleton/Stratford Hall have submitted two more petitions to the city to restrict street parking during the school year and during school hours.

Greg Barley moved that the Board authorize York Security to increase patrols in Middleton from 7:30 am until 12:30 PM during the first week of school opening for 5 hours a day for 9 days. Jodi LaFreniere 2nd the motion and the motion passed unanimously.

Jennifer Burch updated the Board on the Hwy 98 By-pass and reported that NCDOT will not put in the requested guardrails and that landscaping is being work on.

Greg Barley reported that at the July 17th public hearing on the Falls of Neuse Bridge and road expansion significant opposition came from residents on the south side of Neuse River. He encourage the residents of WP contact their city council person to reaffirm their support of these projects.

Bill Krupp reported that items on ARC Memo # 3 have been addressed.

NEW BUSINESS

Jodi LaFreniere moved and Greg Barley 2nd that bid from Frye Exterminating Company be accepted and the Board pay for the initial treatment and three additional months for a total of \$850. The vote was unanimous.

The Board instructed the property manager to institute the nuisance ordinance to require the residents on Elm Tree Lane and Orchard Grass Lane temporarily remove outdoor food and water sources until the problem is under control as advised by the pest control contractor.

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Management solicited a legal opinion from the attorney that clearly states that any vote taken by email must be 100% unanimous on the vote and participation. The legal opinion will be filed in case future reference is needed.

Greg Barley moved and Jodi LaFreniere 2nd that the Board adjourn into Executive Session to discuss individual homeowners' financial concerns. The motion passed unanimously.

ADJOURNMENT

The motion to adjourn was made by Greg Barley and 2nd by Jodi LaFreniere. By a unanimous vote the meeting was adjourned at 8:35 PM.

Respectfully Submitted,

William Krupp, Secretary

Wakefield Plantation Homeowners Association Board of Directors Meetings

Wakefield Plantation Homeowners Association Board of Directors Meeting October 14, 2008

Board Members Present: James Dvorak, William Krupp, Chip Finley,
Jade Litcher, and Jason Fried.

CALL TO ORDER

The meeting was called to order at 6:30 pm at The Villages' Clubhouse.

HOMEOWNERS' INPUT SESSION

Lynn Goins requested additional landscaping at Deauville and Forest Pines. Several homeowners spoke in support of the HOA landscaping the common area within Cedar Grove at Honeychurch St. and Sugar House St. left uncompleted by the builder.

AGENDA

Chip Finley moved that the agenda be accepted and Jason Fried 2nd the motion. The motion passed unanimously.

FINANCIALS

Chip Finley moved that the September 30, 2008 financial reports be approved and Jason Fried 2nd the motion. The motion passed unanimously.

MINUTES

Chip Finley motioned to approve August 12, 2008 regular Board meeting minutes. The motion was 2nd by Jason Fried. The motion passed unanimously.

Chip Finley motioned to approve August 12, 2008 Executive Session Board minutes. The motion was 2nd by Bill Krupp. The motion passed unanimously.

COMMITTEE

Architectural Approval Committee

Bill Krupp moved that the 3109 Herdsman application for approval of pool and fence variance be denied. Jade Litcher 2nd and the motion passed. Voting for the motion were Bill Krupp, Jade Litcher, James Dvorak, and Jason Fried. Chip Finley abstained from voting.

Wakefield Plantation Homeowners Association Board of Directors Meetings

Neighborhood Watch Committee

Chip Finley moved that the York Security contract for 2009 be accepted. Jason Fried 2nd the motion. The motion passed unanimously.

UNFINISHED BUSINESS

Jennifer Burch suggested that Board members and a representative from Wakefield Nursery meet with her at Cedar Grove to view common area.

Jade Litcher moved that the three dead trees at the entrance to Calloway on Green be replaced with Crape Myrtles at a cost of \$790. Bill Krupp 2nd the motion and the motion passed unanimously.

NEW BUSINESS

The Board received the 2007 Audit.

Chip Finley moved that the proposed 2009 budget be accepted. Bill Krupp 2nd the motion and the motion passed with Chip Finley, Bill Krupp, and Jade Litcher voting in favor and James Dvorak and Fried voting against.

Bill Krupp moved that the bid for sidewalk repair at Wakefield Plantation Drive and Fairview be accepted. Jason Fried 2nd the motion and the motion passed unanimously.

The Board discussed that a Landscaping Committee be formed to handle requests for landscaping and potential plans for entrances. Management will post on website and in newsletter in the hopes of soliciting volunteers.

ADJOURNMENT

The motion to adjourn was made by Chip Finley and 2nd by James Dvorak. With a unanimous vote the meeting was adjourned at 9:20 PM.

Respectfully Submitted,

William Krupp, Secretary

Wakefield Plantation Homeowners Association Board of Directors Meetings

Wakefield Plantation Homeowners Association Board of Directors Meeting December 9, 2008

Board Members Present: Greg Barley, Jodi LaFreniere, William Krupp, Chip Finley, and Jason Fried.

CALL TO ORDER

President Greg Barley called the meeting to order at 6:30 pm at The Villages' Clubhouse

HOMEOWNERS' INPUT SESSION

Michael Dadian requested Board approval of a white vinyl fence extension.

AGENDA

Jodi LaFreniere moved that the agenda as amended be accepted and Greg Barley 2nd the motion. The motion passed unanimously.

MINUTES

Greg Barley motioned to approve November 11th, 2008 regular Board meeting minutes. The motion was 2nd by Jason Fried. The motion passed unanimously.

FINANCIALS

Jason Fried moved that the November 3, 2008 financial reports be approved pending clarification and Chip Finley 2nd the motion. The motion passed unanimously.

COMMITTEE

Architectural Approval Committee

Greg Barley moved that 12820 Pegasi Way order be amended to allow the back corner L section to remain and that the stand alone white posts along the back property line need to come down within 15 days. A one-time penalty of \$100 be assessed if the posts are not removed within the time frame and the penalty be reviewed at the next Board meeting. Jason Fried 2nd the motion. Voting for the motion were Greg Barley, William Krupp, Chip Finley, and Jason Fried. Voting no was Jodi LaFreniere. The motion passed 4 to 1.

Jodi LaFreniere moved that the owner of 3340 Sugar House Street move ahead immediately with the landscaping issues except the large area of dead grass and/or dirt. If not completed within the next two weeks the Board will have the landscaper take action and the expense will be passed on to the homeowner and a fine of \$50 will be assessed per

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occurrence. By March 2009 the owner must address the issue of the large area of dead grass and/or dirt by weeding, aerating, fertilizing, over-seeding, and watering, The landscaping issues listed in the October 13th 2008 letter include lack of pine straw or mulch in plant beds/ tree rings, and overgrown grass/weeds in the yard (including front, back and side yards). Greg Barley 2nd the motion and the motion passed unanimously.

Greg Barley moved that the owner of 3216 Queensland must submit to the ARC an application for additional landscaping working including a retaining wall within 30 days. Failure to do so will result in a \$100 fine. The motion was 2nd by Jodi LaFreniere and the motion passed unanimously.

UNFINISHED BUSINESS

Greg Barley moved that current funds in the three CD's be moved into three separate (FDIC protected) CDAR's for a period of 52 weeks. Jodi LaFreniere 2nd the motion. Chip Finley abstained. Greg Barley, Jodi LaFreniere, Bill Krupp, and Jason Fried voted for the motion which passed.

NEW BUSINESS

Jodi LaFreniere moved that the Board accept Foster Lake and Pond Management's bid for fountains' maintenance. Chip Finley 2nd the motion and the motion passed unanimously.

Greg Barley moved and Chip Finley 2nd the motion that the Board accept Vista Enterprises' bid for a reserve study. The motion passed unanimously.

ADJOURNMENT

The motion to adjourn was made by Chip Finley and 2nd by Greg Barley. With a unanimous vote the meeting was adjourned at 8:04 PM.

Respectfully Submitted,

William Krupp, Secretary