

PEACH TREE LANDING HOMEOWNERS' ASSOCIATION

Meeting of the Board

November 17, 2023

6:00pm

Using the ZOOM App

Meeting Minutes

1. **Call to order-** Meeting was called to order at 6:00pm with quorum met using ZOOM (Mike Harvell was absent)
2. **Proof of Meeting Notice-** Notice was posted at entrance according to requirements with ZOOM instructions.
3. **Reading/Waive Reading of Previous Minutes-**Theresa Lynch motioned to approve the minutes from August 18, 2023, Edna Engle 2nd, all approved.
4. **Officer/Committee/Manager Report-**
 - a. **Financials-**Rick Whitman reported that the Operating balance was \$15,169.13 and the Reserve balance was \$24,784.15 for a total of \$39,953.28 as of October 31, 2023. Rick indicated that he would do a cash analysis in February and determine if there was excess funds that could be transferred to Reserves.
 - b. **2024 Budget-**Rick Whitman explained that several changes were made to the Worksheet to offset the increase in the insurance premium, but that the Annual Assessment of \$270 would remain the same. Theresa Lynch motioned to approve the 2024 Budget setting the Annual Assessment at \$270, 2nd by Edna Engle and approved by all.
5. **Old Business:**
 - a. **Fence Repairs-**Rick Whitman reported that the section of fence at the entrance had been repaired.
 - b. **Palm Tree Trimming-**Rick Whitman reported that Juniper would be trimming the palm trees along the south side of the pond in the next few weeks.
6. **New Business:**
 - a. **Board Candidates-**Theresa Lynch, Edan Engle and Karen Stone indicated that they would be candidates for the Board of Directors at the Annual Meeting on March 22, 2024.
 - b. **Perimeter Plaza Fence-**Rick Whitman indicated that he has been in contact with the management company and the fence should be repaired soon. Rick will contact them again for a timetable.
 - c. **904 Stone Mountain Ct-**Rick Whitman was asked to send a letter to them to remove the trailer.
7. **Next Meeting Date-Friday, February 23, 2024, using Zoom.**
8. **Adjournment-** The meeting was adjourned at 6:22pm.

Minutes Prepared by

Rick Whitman

Fairway Management