

SQHOA meeting: Minutes of February 17, 2021: Brenda Majdalani, Lola Torres, John Walczak, Robert SanPedro, Gift Ngo, Taiwo Ngo, and Mike Nowak.

Meeting called to order at 7:06 p.m.

- I. **Homeowner's Forum:** Gift Ngo and Taiwo Ngo present. Homeowners are present in regard to a number of projects presented to the Board for approval.
 - II.
 1. **Proposed fence-** Black aluminum fence around the backyard to the water line. Motion to approve as presented: John Walczak; 2nd Brenda Majdalani. Lola Torres abstaining. In favor: Mike Nowak, Robert SanPedro & Brenda Majdalani and John Walczak- project approved.
 2. **Proposed Build of a Seawall in backyard:** length to be 76 feet long approx. 2 feet high, along the water's edge and along each side of dock, to prevent further basement flooding which occurs when water levels rise. Homeowner advised that water line cannot be altered by the project. Motion to approve with condition that water line not disturbed- 1st Robert SanPedro; 2nd Mike Nowak. All in favor, none opposed. Project approved with condition.
 3. **Driveway extension project:** Proposed extension of right side of driveway, 10 feet in approx.. width to accommodate more parking space, and a bit more than 20 ft long. Extension to go up to but not exceed the property line. Motion to approve: Robert SanPedro. 2nd Mike Nowak. All in favor, none opposed. Project approved.
 - III. **Secretary's Report: Brenda Majdalani.** The January meeting minutes were circulated to Board members prior to the meeting. **Motion to accept:** Robert SanPedro, 2nd-Mike Nowak. All in favor, none opposed. Minutes approved.
 - IV. **Treasurer's report: Brenda Majdalani.** The monthly Balance Sheet and Profit and Loss Statements for January were circulated. January income and expense figures were reviewed. Motion to accept Treasurer's Report: Lola Torres, 2nd Mike Nowak. All in favor, none opposed. Report accepted.
- Delinquent Account Review:** There are 137 properties listed as delinquent for 2021 dues. Erin will send out 2nd invoice notices.
- V. **DR Violation report:** Violations were noted this month on SmartWebs.

VI. ARC report: Robert SanPedro:

7645 Indian Town: Fence project submitted but homeowner needs to submit more information. Matter tabled for now pending receipt of further information.

Grounds Report/ Pond committee report: Lola Torres:

Status of both fountains: Jones Fish suggests we modify both fountains to accommodate shallow water as part of spring installation, cleaning/repair. Proposal is to make the water intake side access. Price \$8,700. Brenda Majdalani suggested that we modify one fountain this year, the other next year for budget reasons. We can place the modified fountain at Pocket Park where the shallow water is more of an immediate concern. Motion to proceed as suggested: 1st Mike Nowak; 2^d Lola Torres. All in favor, none opposed.

VII. Welcome Committee: LaTasha McDonald(absent).

VIII. Old Business:

Lawsuit on property at 7960 Quarry Rd: The situation is still heading towards litigation. The HOA attorneys have previously filed a response to AHS Investments' Motion for Discovery. We are waiting for the Judge to issue a ruling on our Summary Judgment Motion.

IX. New Business: Garage Sale dates: July 15-17, 2021 proposed by Mike Nowak. 9 a.m. to 5 p.m. Motion to accept: Mike Nowak; 2nd Robert San Pedro. Motion approved. All in favor, none opposed.

Motion to Adjourn: Brenda Majdalani, 2nd Robert San Pedro. All in favor. None opposed. Meeting adjourned at 8:15 p.m.

Respectfully submitted,

Brenda J. Majdalani
Secretary/Treasurer SQHOA