Porchers Preserve BOD meeting minutes: March 9, 2022

Attendees:
Thomasina Kitchen, Community Manager, Cedar Management Group
Jenn Masse – President
Luis Ferioli – Vice President
Marc Howard – Treasurer
Patti Risley - Secretary

Thomasina Kitchen, Community Manager, Cedar Management Group introduced herself to the board. She stated she is new to Cedar Management but had been an HOA President for 10 years. In addition she has had Property Mgt experience in Kiawah & Seabrook.

Agenda

* Pool Furniture
* Fences behind Bella Oaks
* Budget
* Annual Meeting plans
* Communication mediums

Multi-Use Pad: Marc asked the board if a final decision has been made on this project. The board asked Thomasina to continue to investigate what the city will allow, due to possible protected wetlands. The proposed area of HOA property abuts the back yards of homes facing pool which also has drainage and flooding issues. Board will await city designation of land use and will addressed at next meeting.

Budget: Luis will resend a list of annual expenses to Thomasina. CMG to then compare item expenses with other similar HOA’s. Marc inquired about possibility of saving money with landscaping and /or pool maintenance.

Porchers Preserve Annual Community Meeting: Thomasina will reach out to East Bridge Presbyterian Church for a date/time available this spring.

Pool furniture: Jenn is managing, but had not received any word from US Aquatics for a ship-to date. Official Pool opening on April 1st.

Bella Oaks Fences: Rear property fences are in need of replacement. Thomasina will check with HOA insurance company to see if this is a covered item.

Porches Preserve website: Originally created by Jenn Masse. Board members all in agreement that site is very informative and user friendly. Cedar Mgt Grp has their own website (Vine), “mycmg.com/vine”. The board voted to keep our current website for one year until homeowners become familiar with Vine. Either website will be able can be used to make requests and check status for ACA requests and pool/clubhouse reservations.

HOA dues: Some confusion among homeowners how to submit payment with new HOA company. Jenn will add a CMG billing link to current website. Thomasina will send out reminder e-mail to homeowners regarding March 2022 dues with payment instructions.

Communication Board: Jenn proposed a “communication board” to be placed by mailboxes. It would contain current notifications and commonly needed information. Board was in favor of this proposal. Jenn will be responsible for communication board and she will also add same information to website.

Financials: Thomasina will send to BOD members, which will include association dues and .5% percent closing costs assessments.

Transition to CMG: Thomasina indicated that she is still trying to obtain documents from RD Neal.

Earth day: Neighborhood clean-up/beautification date TBD.

Extended use of Pod in driveway: Thomasina was asked and will send letter to homeowner at 2949 Bella Oaks Dr.

Next BOD meeting set for Wed, March 30, 9AM (on-line).

Respectfully submitted:

Patti Risley, Secretary