**PORCHERS PRESERVE BOARD of DIRECTOR’S MEETING**

August 24, 2022

Attendees: President Jenn Masse; Vice-President Luis Ferioli; Treasurer, Marc Howard; Secretary, Patti Risley, At-large member Dave Selewski, Chris Kellar (Cedar Management) remotely via phone.

**AGENDA**

Financials:

Monthly Dues / Home Sale fees: Luis presented a print out of PP homeowners “Accounts Receivable” list. Several home owners were noted to be in arrears with monthly dues. A few larger deficits were suspected to be closing- cost related of new home owners (0.5% of home sale price). Marc will work with Chris form Cedar Management to address discrepancies with homeowners. Education on VINE website may be needed for some homeowners.

Reserve Study- Awaiting from Chris

Future of Community Management-All board members currently dissatisfied with Cedar Management Group. Patti received a recommendation for Sentry Management which Luis will research.

People:

Board nominations – No nominations or volunteers have been received for current board openings but planning on reaching out to community members.

Processes:

ACA Process: Recently a “book exchange mailbox” was built by a homeowner and installed by the common mailbox area. This was done without an ACA request or approval. The board agreed, going forward, ACA requests must be submitted for any projects affecting the PP community.

Pool reservation system: Some residents had expressed problems with calendar reservation system on website.

House paint color change: ACA request received from a homeowner to change their house color to a color outside of original Pulte home color choices. It was brought up that other PP homeowners have changed door and shutter colors without ACA request/approval. Board agreed that home colors should remain as original Pulte color choices, but homeowners may change color of front door or shutters, keeping with “historical colors of Charleston” palette. Jenn and Luis will meet with homeowners in person to discuss board decision.

Solar Panels & Generators: Going forward residents must submit for ACA approval. Board decision to restrict solar panels from front of homes.

The ACA guidelines will be amended to reflect the board decisions.

Facility:

Fence behind Bella Oaks: Jenn emailed Michael Crouch, Adair Horne Associates (insurance?) on Aug 23, 2022 for an update.

Pond Maintenance: Luis will contact Lake Doctors (current contractor) to check on servicing schedule and costs to prepare future budget.

Yard Maintenance: It was noted that several homeowners have attempted improvements. The board will continue to monitor and will advise homeowners of any issues that may need to be addressed.

Fire Extinguisher: Need to set up for regular checks (annual or semi-annual), and determine costs for budget. Jenn will take this on.

Communication:

To improve PP BOD communication with homeowners, Jenn proposed on-site community HOA meetings every two months, with at least two board members present. This was agreed upon unanimously. Jenn will set up the first meeting.