

**Gentlewoods Homeowners Association, Inc.**  
**Board of Directors Meeting**  
**Tuesday, June 14, 2022**

**Minutes**

The meeting was called to order at 5:14 p.m., at the Charles Webb Wesconnett Library at 6687 103<sup>rd</sup> Sreet, by Cassandra Parsons, Vice President. Cassandra Parsons welcomed those in attendance.

**Quorum** – A quorum was established. Present were: Cassandra Parsons and Candy Godwin; Noah Ackerman, CAM represented The CAM Team.

**Minutes:**

Minutes from the last meeting were provided, Candy Godwin motioned to approve the April 12, 2022, Minutes. Cassandra Parsons seconded that motion. All in favor of approving the minutes from April 12, 2022.

**Management Report:**

- **Financial Report – As of May 31, 2022**

The May 2022 financials were emailed to the Board in advance of the meeting. The balances as of May 31, 2022, were:

Popular Operating Account	\$ 89,204.27
Popular MMK Account	\$ 56,108.89
Petty Cash	<u>\$ 1,000.00</u>
<b>Total</b>	<b>\$ 146,313.16</b>

Total Accounts Receivable as of May 31<sup>st</sup> is \$12,020.44. Total outstanding collections as of June 7<sup>th</sup> are \$11,250.52. There are fifty-one (51) accounts in collections A collection report was provided to the Board.

**Old Business:**

- **Ratify Richard's Landscape Solution Contract** – After the firing the previous landscape company the board appointed Richard's Landscape Solutions to come in behind them. Richard did an emergency cleanup for the neighborhood before his contracted dates. Cassandra Parsons motioned to ratify the contract with Richard's Landscape Solutions. Candy Seconded the motion. All were in favor.
- **COJ Sidewalk Repair** – Mike Sherman was absent from the meeting but asked that we update the homeowners stating that the City of Jacksonville has completed the repair of the sidewalk that was in disrepair.

**New Business:**

- **No New Business**

**Open Forum**

- Judy Weir asked if she could get a copy of the Financials. Management let her know that she can call the office to get a copy of the financials.
- A homeowner stated that 5:00PM is a very hard time for a homeowner to make the Board of Directors meeting. Management let her know that the Board of Directors meeting is at the Board of Directors convenience, and they would make the decision on the time and the place of the

meetings. Candy Godwin stated that the Board of Directors and management would investigate the dates we have set with the library and see if there is even a possibility that we can move the meeting back.

- A homeowner asked about the newsletter other homeowners are wanting to put together for those that do not attend board meetings. Management let her know that we never received such letter and would be costly to produce and deliver the newsletter. The homeowner stated that the homeowner producing the newsletter would cover the printing.
- Judy Weir stated that Board of Directors should print and send the Covenants and Restrictions to all homeowners and tenants. Management let the resident know that would be very costly and they should already receive these copies from their management company or when they close on their homes. Mrs. Weir asked if we could put together a handful of rules to send to homeowners when they first move in and possibly put them on the website.
- Mrs. Weir also had a comment about people fishing in the ponds. I let her know that we do have signs that state no fishing and since it is HOA maintained then we can enforce that.

#### **Adjournment**

All business being completed, Cassandra Parsons made a motion to adjourn the meeting. Candy Godwin seconded. None opposed and the meeting was adjourned at 5:44 p.m.