

THE UPLANDS HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
APPROVED MINUTES
HELD VIRTUALLY VIA ZOOM
August 10, 2023 6:00 PM

Board Members Present:

Stuart Prince, President
Ron Wagner, Vice President
Jerome Williams, Member-at-Large – PO 3
Natasha Alfonso-Ahmed, Member-at-Large – PO 8

Representatives of Management Present:

Abaris Realty, Manager of The Uplands Homeowner's Association, Inc: Shireen Ambush,
Andrew Moorman

Also Present: Julie Krachman, Adiscov LLC

Homeowners Present:

Will Plumber 704 Century Square
Betty Robinson
Martin Colazo – 870 Regent Square
Gina Barr – 501 Silver Clipper – PO 8
Mick Nescoff – 520 Windward Way
Chago Ortiz
David
Lisa Mason – 602 Halsey
Joan Melendez – 601

1. **CALL TO ORDER** – Stuart Prince, Board President, called The Uplands Homeowners' Association Board of Directors' Meeting to order at 6:05 pm, noting the presence of a quorum. The meeting was held virtually.
2. **PROOF OF NOTICE** – Notice was received as required by the documents.
3. **HOMEOWNER COMMENT PERIOD. MANAGEMENT RESPONSE TO COMMENTS** –
Joan Melendez – PO 9 East – 601 Leigh Way – commented on garbage collection, irrigation, working together with The Uplands, landscaping, mowing, signs, broken gates– who are they supposed to call, plot plan, and timing of budgets.
Betty Robinson – 711 River Mist Drive – PO 4 – would like additional signs about keeping dogs on leash and picking up after their dogs. She would like a letter to go to all of the owners with the pet requirements. The Signage at the entrance to Waterfront at the older section should be updated. The greenery wall does not look good. The base paint on the lampposts is worn and need to be repainted. There is damage to the base of

healthy trees. Having two dog stations is good and they need to be maintained and we can use a few more dog stations. The locked gates at several points on the perimeter need to be more closely monitored.

Nik Sneshkoff – 520 Windward Way – Secretary of PO 9 -- working on their reserve study & budgeting. Need to know who owns what. Guide for building retaining wall. Nik likes the landscaping.

Todd Zimmerman – 2 bollard lights damaged in PO 8 – living wall needs work and plant replacement in PO 8

Board and Abaris Response

Stuart reported that the Uplands Reserve Study is almost complete which includes a complete survey of the development including what should be reserved by the Uplands and what should be reserved by the individual POs. The Board will schedule group meetings with the POs to discuss.

Signage – in spaces owned by the Uplands, the Uplands can make those decisions.

Signage at the condominium level is controlled by the PO Board.

Broken gates - we will put who to call on the website

Additional signs about keeping dogs on their leash is a possibility.

Entry signs are outdated – Ron Wagner is already pressure washing the entry signs & will look at updating them.

The living wall has been very difficult to maintain. Complete landscaping is doing weekly maintenance now.

Stuart and Ron reported that the Uplands Board has added a twice monthly inspection during growing season which is designed to find issues and get them addressed including landscaping and broken lights. The Uplands is getting the pricing together for the 2024 Budget which will be shared with the POs.

The Uplands is adding 4 more dog stations in PO 4 – 8 and PO 9 and 9 East.

Doody Calls has not been responsive so Abaris will be having a contractor take care of cleaning the dog stations.

Ron reported that the set screws on the signs will be reset this week.

The perimeter fence is an NHOA issue and they are walking the perimeter with a contractor next week and are also looking other ways to help with security.

Ron is checking with the county on garbage pickup but thinks that twice weekly is probably required..

The Uplands will be double checking on the landscaping as part of the replacement reserve study.

- 4. REVIEW AND APPROVAL OF PRIOR MINUTES** – Stuart moved to approve the minutes from the June 12, 2023 meeting as read. Jerome Williams seconded. The motion carried.

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5. **DEVELOPER TRANSITION UPDATE** – Stuart Prince reported that Uplands is looking to transition the Board around November 1. We will then have a call for candidates and have an election.

6. There being no further business the meeting adjourned at 6:40 PM.