

Dawson Landing Board of Directors (BoD) Meeting Minutes
Tuesday, September 10, 2024, via ZOOM at 7:00 PM

Call to Order. The meeting was called to order at 7:00 PM.

1. Determination of Quorum:

BoD members present: Dir. J. McNeil; Dir. B. Parlette; Dir. M. Phan; Dir. I. Roopan; Dir. M. McNeil and Dir. P. McCann. Dir. M. Collins was absent.

2. Approval of Minutes:

President Parlette welcomed members back from the summer break noting that the BoD had unanimously agreed to cancel the August meeting by digital vote.

He made a motion to approve the May bi-annual meeting minutes with changes to reflect a biannual versus BOD meeting format. The BoD agreed to the changes. The Grounds Coordinator seconded the minutes which the BoD unanimously passed.

The President noted that the July meeting minutes were still outstanding.

3. Reports from Officers, Boards, and Standing Committees:

a. The **Vice President** did not have anything to report. The President asked about the sidewalks. The VP will get pictures before the next mtg.

b. The **Treasurer** discussed the Income Statement thru' July 2024 and noted there were no surprises. The big expenses were Trash Removal, Ground Care and Management Co. fees. The President noted that the 2025 Budget has to be approved in the October meeting. The Treasurer stated It should be the same as last year except for the Recycling increase.

c. Architectural Review Board (ARB).

- i. Denied one solar request.
- ii. Approved one request for a patio and walkway.
- iii. Received inquiries about trash enclosure.
- iv. Assisted with mailbox violation.
- v. Closed tree and shrubbery violation on Marsh Overlook Dr.
- vi. Hearing on 10/8 for the first half hour to be followed by Board Meeting. MJF will send out material for review, which board members will receive before meeting.

d. Grounds

- i. Contacted the PWC Inspector for Ponds reports expected in August. Inspections will be done soon and reports sent thereafter.

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- ii. Need to modify grounds contract for 2025 to add requirement for planting of flowers on the second Dawson Landing sign. The current contract only states the number of flowers to be planted but does not state location(s).
- iii. Need to follow up on work to be done on the Bald Eagle and Marsh Overlook retaining walls. May require washing and removal of shrubs and trees. Need dimension of walls to include in RFBs.

4. Old or Unfinished Business

The President provided a notification on the Corporate Transparency Act (CTA) and pointed out the requirement included finding terrorists. Information to be sent to MJF Associates and there will be a webinar to discuss. Dir. Roopan asked if it's in relation to the legal brief we received about submitting information to the SEC to which the President answered similar information.

5. Planning Ahead.

- i. The President mentioned that the terms are ending for two seats. It was noted that some other members of the community are interested in joining the BoD. A call for candidates would be posted by the end of the month.
- ii. The President stated that the Nov. meeting will be held at the McCourt Bldg to which the BoD agreed. Some preparations for the meeting were discussed. Minh will get Pizza and drinks and Jannie will order utensils.

6. Open Forum

There were no homeowners present.

7. Adjournment

The meeting adjourned at 7:55 p.m.

8. Next Meeting. Tuesday, October 8th.

Indira Roopan
for Marilyn Collins, Secretary