

**Buckhead of Tallahassee – Homeowners Association
Board of Directors Meeting
February 22, 2024**

Minutes

Welcome and Call to Order – Shirley Kerns, President

The meeting was called to order at 6:08 p.m. The following Board members were present: Shirley Kerns, Allison Harrell, Mary Woody, Ken Stafford, and Jennifer Prather. A quorum was met.

Dues Report – Ken Stafford, Asst. Treasurer

As of this date, dues have been paid by approximately half of the properties, which is in line with prior years.

Budget Review – Allison Harrell, Treasurer, and Ken Stafford, Asst. Treasurer

Report routed; budget updates provided. Members discussed potential update for the budget relating to of the front entrance maintenance, irrigation, and lighting. Proposed budget for coming year to be routed by Ken and Allison. The board approved the adjustments as discussed, once received from Ken or Allison.

Land Use Consultant – Shirley Kerns, President

The Board reviewed the monitoring activities received during the year from Bob Apgar. All agreed Apgar's monitoring is valuable and important to continue at this time. All Board Members agreed to continue contract with Bob Apgar for \$200 a month, billed quarterly.

Legislative Update – Shirley Kerns, President

Discussion of legislative changes in effect 1/1/24 (HOA legislation, ch. 720). Includes notices for Board Meetings and various permitted methods, depending in the size of the community, the requirement to identify proposed agenda items for all board meetings (we currently post minutes and meeting dates). Going forward, we will post the schedule and general topics. Discussion of setting a regular schedule.

A motion was made to set this year's calendar for meetings on the 4th Tuesday in February, May, and October. Additional meetings may be set at the discretion of the Board.

The motion passed unanimously.

Front Entrance – Shirley Kerns

Irrigation – three quotes were requested; two received. Quotes had been previously routed to members. Decision was made to work with C&A Landscaping; meter to be moved.

Conservation Lot/Dead Tree Update – Shirley Kerns

Follow up to earlier report of a pine tree that was struck by lightning last year on a conservation lot. Shirley reported that the HOA does not own the lot and has no liability. A hearing to determine ownership and responsibility is forthcoming and Shirley plans to attend. Members did ask that Shirley seek feedback and guidance from outside counsel to confirm our assessment of any potential liability as well as considerations of pursuing ownership.

HOA Directory – Shirley Kerns

The directory portal is open and information will be sent to property owners with the annual letter. Mary Woody will take lead on this year's directory updates and dissemination.

Elections – Shirley Kerns

Two terms expire this year (Shirley Kerns and Sue Niewenhous, who resigned last year). Discussion of recruitment and solicitation of interest on the Buckhead HOA website as has been done for the last several years. The notice to solicit interest will be published following the board meeting.

Annual Meeting Date and Materials – Shirley Kerns

The annual meeting will take place Tuesday, April 30, 2024.

Other Issues

None.

The meeting was adjourned at 7:03 p.m.