**Adams Farm Community Association, Inc.**

**Board Minutes**

**October 24, 2023**

**Attendees:** Judy Mitchell, Charles Williard, Joey Hitzig, David Harper, David Song, and Kerry Wells- Property Manager

1. Meeting called to order at 6:37 pm.

2. The Board approved the September Minutes

3. The Board approved the current Financials. The approved 2024 Budget was distributed.

Kerry reported that she and Judy signed a new Bank Company Resolution.

Kerry reported that she has spoken to several Adams Farm Village business owners, as well as, the Village HOA

Chairman, Chris Costas, regarding the new HOA fees starting January 1, 2024.

4. **Manager's Report:** Kerry reported on the following:

a. Repair work at (2) retention ponds off Moss Cove is being finalized.

b. All Fall flowers have been installed. All common areas have been seeded.

c. New seating has been replaced at boat dock, along with a new cement threshold to dock.

d. Board agreed to protect grass shoulders off Parkways during this Halloween’s trick-r-treating.

e. Kerry reported foundation issue at residence off Poplar Hill Court.

f. A new sign for the Adams Farm Village Professional Center will be installed soon as a result of recent storm damage

g. All fire hydrants along both Parkways are being painted

5. **New Business:**

a. Following discussion, the Board agreed to limit fishing only on the banks along the walking trails & bridge. Fishing will not be permitted in rear of properties without trails (Millhouse, Brandermill, Highstream, Coveview, Deercroft).

b. The Board approved the use of trails for event sponsored by resident Jenni Simon.

c. The Board agreed to replace the existing Mood Center Signage.

d. The Board agreed to replace the door on the wheelhouse.

6. **Old Business:**

a. Kerry reported city Storm Water Manager has agreed to assist with repairs to all tributaries and water intake canals caused by surrounding areas (Bridford Parkway, Hilltop, Sedgefield Lakes)- which add to our dredging need. Furthermore, the city Manager agreed to investigate a location whereby our dredge material can be deposited.

b. The Board agreed to hold the last meeting of 2023 on November 14th at 6:30 pm at the HOA office.

Adjourned at 8:00 PM

Respectively submitted,

*Kerry Wells*