**Adams Farm Community Association, Inc.**

**Board Minutes**

**September 21, 2021**

**Attendees:** Norm Welker, Joey Hitzig. Judy Mitchell & Charles Williard via conference call. Kerry Wells- Property Manager.

1. Meeting called to order at 6:45 pm.

2. The Board approved the August 17, 2021 Minutes.

3. The Board approved the Financials.

4. **Manager's Report**

a. Resident Fishing & No Trespassing Signs: Kerry reported the signs have been delivered and will be installed.

b. Dentistry Sign: Kerry reported the new “Dental-Suite” sign has been installed on the Mackay Business Marquee. Kerry reported that the Kidney Center Sign has been cleaned as well.

c. Speed Detector: Kerry reported the solar powered speed detector has been delivered and will be installed.

d. Dam Bridge: Kerry reported the dam bridge has been pressure washed and stained (clear).

e. Landscape: Kerry reported that she and Ideal Landscape have scheduled weekly meetings to address all landscape issues.

f. Fountain: Kerry reported she filed a claim with Duke Power to recoup expense of aeration fountain lost in power surge.

g. Erosion Control at Dedham/AF Pkwy: Kerry reported erosion work at Dedham off Adams Farm Parkway has been completed.

h. Playground Equipment: Kerry reported the (red) playground equipment will be repainted. The swing has been fixed.

i. Office Space: Board allowed storage space available at office to offset golf cart garage fee.

j. Boat House Dock: Kerry reported the dock has been repaired and stained.

5. **New Business**

a. Approve 2022 Dues: The Board agreed not to increase dues for 2022. Dues will remain $66 per quarter.

b. Approve 2022 Budget: The Board approved the 2022 Budget.

c. Playground Install: The Board agreed to replace “spider climb” in Spring 2022.

d. Homeplace: Kerry reported all (5) completed work orders at Homeplace. October work orders to include; clear/trim back creek bed and establish clear boundary lines between Homeplace HOA and Adams Farm HOA.

e. Remaining Board Meetings: Board agreed to meet on 10/19/21 and 11/16/21. A December meeting will be scheduled if warranted.

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6. **Old Business**

a. Security Cameras: Discussion on security cameras was tabled.

b. Lagoon Bridge: Kerry reported the lagoon bridge is currently being replaced. Work will be completed this week.

c. Audit 2021: Kerry reported the accountant continues to process audit.

d. Lake Wall: Kerry reported investigation of replacement pavers are needed since current bricks are obsolete.

Adjourned at 7:45 PM

Respectively submitted,

Kerry Wells