

GLENLEIGH HOA ANNUAL MEETING
Thursday – 5/13/21

Meeting Minutes

Quorum / Call to Order

- Quorum of homeowners was achieved based upon the required minimum of 25% (or 23 of 90 lot owners) present by login to virtual meeting or by proxy. (Roster of 33 attendees attached).
- President Warren Parrino called the meeting to order at 7:03pm.

Update on State of the Neighborhood

- 2020 was a unique year, and Glenleigh was able to implement several protocols to keep members safe.
- The GHOA Board has opted to continue with current protocols for pool operations until further notice. Protocols will be reviewed and updated based pending future determinations by CDC and local officials.
- Overall, the neighborhood is in good shape with the majority of neighbors taking steps to keep up the appearance of their homes and lots. Warren Parrino thanked all of the neighbors for their efforts.

Introduction of Officers and Committee Chairs

Warren Parrino introduced each of the current Board Officers and Committee Chairs:

Officers

President:	Warren Parrino	Present
Vice President:	Steve Gigantiello	Present
Treasurer:	Pricila Colas	Present
Secretary:	Laurie Bush	Present

Committee Chairs

MRC:	Bart Quisenberry	Present
Grounds:	Lawrence Williams	Present
Pool:	Stephen Williams	Present
Tennis:	Bob Bush	Present
IT Security:	David Wyatt	Absent
Social:	Joy Edwards	Present
Newsletter:	Steve Gigantiello	Present

Presentation of Slate of Proposed 2021 Board Members

- Nominations were requested from the membership for 2021 Director and Committee posts.
- No nominations were received, so the current roster as noted above will remain the same for 2021.

Election of Board Members

- The current Board of Directors as noted above were voted to remain for the next term.

Finance and Budget Report – Pricila Colas, Treasurer

Treasurer Pricila Colas reviewed actual budget for FYE2021 and proposed budget for FYE2022:

- Total income for FYE 2021 was \$63,708, with total expenses at \$49,354 resulting in net income of \$6,824.
- Total income for FYE 2022 is forecasted to be \$63,675, with total expenses at \$55,007 resulting in a forecasted net income of \$8,668.
- Forecasted expense for the new splash pad capital projects (replacing the kiddie pool) was moved to FYE 2022 due to non-responsiveness of contractors to perform the install to allow more time to receive and analyze bids.
- \$5,500 was budgeted under Contract Services for FYE 2022 in anticipation of hiring a new outside management company to handle non-compliance violations.
- Reserve Account: The Board aims to keep a running balance of \$40,000 - \$60,000 in the reserve fund in anticipation of big-ticket emergency items (pool / tennis court repairs, etc.). Reserve account balances currently are:
 - FYE 2020: \$73,165.50
 - FYE 2021: \$79,989.70 (balance increased due to \$6,824 net income from last year)
- FYE 2022 Budget was approved by unanimous vote.

Committee Reports

Modification Review Committee (MRC) – Bart Quisenberry

- Bart reviewed process for contacting the MRC to receive approval on any changes that owners want to make to their homes.
- Information on where to obtain replacement mailboxes was reviewed. The Board is not mandating a neighborhood-wide mailbox replacement at this time, but homeowners were encouraged to inspect the conditions of their mailboxes to see if they require replacement, straightening or a fresh coat of paint.

Commons Property Maintenance - Lawrence Williams

- The two large cypress trees at the entrance were lost this year, with a plan to replace them later in the season.

Pool Operations - Stephen Williams

- County health inspection will be conducted on Wednesday, May 19.
- Official pool opening is currently scheduled for Friday, May 21 pending results of the inspection.

Tennis Operations - Bob Bush

- The courts saw a lot of use this season due to people being home during Covid.
- Several cracks in the court surface were patched to help extend surface integrity for at least another year.
- Estimated cost to resurface the tennis courts would be around \$40,000. A financial study be conducted to determine the best options for resurfacing and/or repair.
- Two light bulbs need to be replaced, but this will be done later in the season due to longer daylight hours and to conserve funds at this time.

Social Committee – Joy Edwards

- Most activities in 2020 were postponed due to Covid.
- Social Committee is current working on ideas for events in 2021, including food trucks which were a big hit last year.
- Due to the loss of the large cypress trees, holiday lights will only be installed on the pool house this winter.
- Joy repeated the need for volunteers on the Social Committee for those who want to be involved in planning some fun events.

GHOA Newsletter – Steve Gigantiello

- Suggestions for newsletter items should be sent to newsletter@glenleigh.com.
- Volunteers to assist with newsletter production are always appreciated.

Local Real Estate Comps – Jack Reilly

- Home values in Glenleigh and surrounding area have greatly increased due to current market conditions and ongoing development in the area.
- Glenleigh could see home values near or above \$400,000 if current trends continue.
- For anyone needing inspiration for interior home improvements, John can send a listing of all homes that have sold in Glenleigh within the past 10 years. These listing include photos.

Welcome & Introduction of New Neighbors

- A warm welcome was extended to Camden Jackson and Mark Kovaly of Glenleigh Drive.

Adjournment

- A motion was made and seconded to adjourn the meeting.
- Warren Parrino officially adjourned the meeting at 8:09pm.

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ATTENDEES

Last Name	First Name	
Barillari	Reese & Krystal	
Bush	Bob & Laurie	
Colas	Gerard & Pricila	
Dixon	Diane	
Edwards & Stephanie Mutti	Joy	
Fishbeck	Mark & Jan	
Gaul	David & Christine Conwell	
Hesse	Jack & Laurie	
Hudson	Lesley	
Humphrey	Nathan & Alexandra	
Kalafut	James & Cyndi	
Kovaly	Canden Jackson & Mark	
McClure	Steven & Laureen	
Moore	Walter & Joan	
Nowatzki	Derek & Amy	<i>Present Via Proxy</i>
Parrino	Ginny & Warren	
Patterson	Patricia	
Prendergast	Justin & Laurie	
Quisenberry	Bart & Mari-Lynn	
Reilly	Jack & Carolyn	
Riley	McKinley & Valerie	
Robinson	Tania	
Silvestri	Joanne	
Sims	Beatriz	
Smith	Joseph & Elle	
Swickard	Joshua & Christina	
Strom	Simon & Yuri	
Szymanik & Stephen		
Gigantiello	Mark	
Thomas	Charles & Onetta	
Volrath	Tony & Peggy	
Waldo	Austin & Hilary	
Williams	Lawrence & Adena	
Wyatt	David & Jean	<i>Present Via Proxy</i>