

Saint John's Park Homeowners Association, Inc.  
Agenda (Approved)  
Monthly Board Meeting  
Location: Darcey's House  
Thursday, January 18, 2024; 7:00 PM

**INTRODUCTION**

- I. Attendance.
  - 1. Present:
  - 2. Absent: Jamie C.
  - 3. Visitors:
- II. Review and Approve Draft Agenda for this meeting.
- III. Review and Approve Meeting Minutes for the Dec 14, 2023 meeting.

**GENERAL MEETING SESSION**

- IV. Finances.
  - A. Review the Financial Trends/Monitoring Summary ending 12/31/23 provided under separate cover.
  - B. Review Financial Report Summary.
    - 1. The Board is requested to review the detailed Financial Report for period ending Nov 30, 2023 in advance. The Nov Financial Report is at:  
**portal.cmacommunities.com > Documents > Financial - Board > 2023 > Tab 11 Financial.**
    - 2. The Board is requested to review the detailed Financial Report for period ending Dec 31, 2023 in advance. The Dec Financial Report is at:  
**portal.cmacommunities.com > Documents > Financial - Board > 2023 > Tab 12 Financial.**
  - C. Review and Vote on 2024 Budget to include funds for commercial decorating at Christmas. Draft provided under separate cover.
- V. Old or Unfinished Business
  - A. Discuss and vote on any MRF requests at: **portal.cmacommunities.com > Board Actions > ARC Review.**
    - 1. Discuss and vote on MRF for Mathew and Leslie Young, 1650 Calvin Davis Circle to replace fence.
    - 2. Discuss and vote on MRF for Akinwumi Adebayo, 1675 Calvin Davis Circle to cut trees.
  - B. Discuss email from contractor about MRF denied for Majid Khan, 440 Thorntree Pass, to add deck cover over existing deck at rear of house. Please review the email sent us by Kristie on Wednesday January 10<sup>th</sup> at 11:01 AM. We need to respond after this meeting.

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- C. Discuss several concerns included fishing boat at 1755 WFD; vans with commercial markings at 484 RSP and 2310 WFD.
- D. Decide on focus areas for next several inspections.
- E. Carry Over Topics from Last Meeting:
  - 1. Update on Pool Work.
  - 2. Cheryl Brantley received the gift card and was very happy to receive it.
- F. Discuss issues to highlight in FB Group articles and info email blasts
- G. Other Old Business?

VI. New Business.

- 1. Update on Christmas Decorating options.
- 2. Discuss whether the Covenants and/or By-Laws need to be changed to reflected procedures used for voting and use of proxies and other changes. New members are requested to review documents in advance. Refer to the discussion at Paragraph III B of the 2023 Annual Meeting. Consider discussion at V.A.1. above.

VII. Neighborhood Safety. Any concerns.

VIII. Meeting Date Change. Can we change date for Feb Meeting to Wednesday, February 21, 2024 because Jamie, Kirk and Darcey now have conflicts on Thursday the 22<sup>nd</sup>?

**EXECUTIVE SESSION**

- IX. Note time Executive Session starts
- X. Business: Review settlement offers.
- XI. Note time Executive Session adjourns.