

Hampshire Greens Homeowners Association
Board of Directors Meeting Minutes
Tuesday, November 19, 2024, at 7:00 P.M.
The meeting was held via Zoom.

DRAFT

Directors Present: Rich DiPippo, Jasbir “Rani” Chowdhary, Eduardo Barcelo, Santosh Sharma, Nasrin Brebbia

Property Management: Shireen Ambush, Abaris Realty; Kaitlyn Ambush, Abaris Realty

Homeowners Present: Oscar Avant, Brenda Nesbitt, Leendert, Greg Hymel, Shrutti Pranjape, Ed Meyers, Nathan, Elizabet Reeves, Beth Kirk, Ashlee Lane, Rosario Onyekwere, William Watson, Misael Henriquez

Call to Order

The meeting was called to order by Rich DiPippo at 7:01 P.M.

Homeowner Forum

No comments were made at this time.

Approval of Minutes

Santosh Sharma made a motion to approve the minutes from the September 17, 2024, Board Meeting as written. The motion was seconded by Nasrin Brebbia and carried unanimously.

Financial

No Report at this time.

Committee Reports

- Architectural Control – Shireen Ambush noted that the community-wide inspection has been conducted, and December 3, 2024, is the scheduled re-inspection date.
- Landscape – Greg Hymel noted that the dead street trees are being removed, as well as the stumps, and the plantings are scheduled for the Spring by the County. The new plantings at the new tot lot on Bayhill Lane have been installed. Greg noted that the monument lights at the New Hampshire Avenue entrance are not working properly. Greg confirmed that he will inform Greenskeeper to troubleshoot the breaker before contacting an electrician.
- SWM Facilities – Shireen Ambush noted that the HOA is in full compliance with the citations noted in 2024 for the SWM facilities.
- Security – Misael Henriquez reported that there have not been any further security incidents since the last meeting. It was recently reported that someone was checking multiple car doors. The County DOT recently assessed the lighting on the cul-de-sacs and determined that 4 cul-de-sacs require more lighting. There is currently a petition circulating throughout the community regarding the additional lighting.
- Social – Nasrin Brebbia reported that the committee met on October 17, 2024. The Community Picnic was held on October 6, 2024, with 215 residents in attendance, and live music. The picnic was a great success!
- Website – No report at this time.

Old Business/New Business

2025 Budget Adoption

Santosh Sharma made a motion to approve the 2025 budget as proposed and presented to the community. The motion was seconded by Nasrin Brebbia and carried unanimously.

Proposed Bylaw Amendment

Shireen Ambush explained that the voting for the approval of the proposed bylaw amendment will remain opened for 24 hours, so that any homeowner who is present can cast their vote following the meeting. Several owners who were present at the meeting requested a copy of the ballot to cast their vote following the meeting. Shireen Ambush announced that the results of the vote will be announced after 24 hours.

Electronic Voting Policy

Jasbir "Rani" Chowdhary made a motion to adopt the electronic voting policy. The motion was seconded by Eduardo Barcelo and carried unanimously.

Reserve Study Update

Nasrin Brebbia made a motion to approve the final updated Reserve Study, as presented by Property Diagnostics and includes the current figures for the recent capital projects that have been completed. The motion was seconded by Santosh Sharma and carried unanimously.

Drive-Through Inspection Letters

The Board discussed the violation letters issued following the drive-through inspections conducted by Abaris. Eduardo Barcelo made a motion to suspend the drive-through inspection citations until the Board revises the criteria of the violations to cite during the inspection. The motion was seconded by Nasrin Brebbia and carried unanimously.

Pet Butler 2025 Contract Renewal

Eduardo Barcelo made a motion to approve the 2025 renewal contract with Pet Butler for the regular service of the pet waste stations, which also include the newly installed stations. The motion was seconded by Rich DiPippo and carried unanimously.

Adjournment

As there was no further business, the Regular Session Board Meeting was adjourned at 8:27 pm.

Minutes respectfully submitted by Kaitlyn Ambush