



**HARTSFIELD VILLAGE III
HOMEOWNERS ASSOCIATION, INC.**

WWW.HARTSFIELDVILLAGE3.ORG

▶▶ BOARDHV3@GMAIL.COM

Peggy Rigsby
President

Sarah Carraway
Vice President

Joan Avery-Sutton
Treasurer

Vacant
Secretary

Brandon Wright
Website/Communications
Administrator

Vacant
Community Inspector

**Annual Homeowners Meeting Minutes
February 21, 2023
Gray Memorial Church**

The 2023 Annual Homeowners Meeting was called to order at 7pm.

Board members present included

President Peggy Rigsby

Vice President Sarah Carraway

Treasurer Joan Sutton

Web Administrator Brandon Wright

There were 20 Homeowners in attendance (see sign in sheets) which constitutes a quorum.

Guest Speaker Ellen Hutsell from the Consolidated Dispatch Agency provided an overview of the agency, educating all on how to use the agency, how it operates, and providing tips on how to get the best service when having to call 911 or the non emergency number, 850-606-5800. She provided handouts to attendees and her business card for future questions.

Homeowner Forum

1 Sterling Arms brought up the issue of cars parking on the street. A lengthy discussion ensued that included many comments and concerns regarding the parking situation in HV and the current towing policy. The policy has not been reviewed since 2016 and so it was agreed that this should be a priority for the new Board.

2. Homeowners at 2233 Foster Drive expressed concern regarding the property at 2237 FD due to the high grass and a large dead plant. Snakes have been seen in that area endangering children, adults and pets. The Board will contact the owner for resolution or if unsuccessful will explore the legality

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of the HOA clearing the lot.

3 Joe Basari asked for assistance from the Board on the drainage ditch that runs along 2233 FD and next to his property at 2230 FD and to the pond. Debris runs down from the neighborhood behind us. Asked for someone to talk to them or city for help.

4 Mr Basari was also concerned about delays in the Board responding to issues within the neighborhood. He has been successful in resolving issues quickly with a phone call and has developed many contacts with the city and county. After a lively discussion Mr Basari agreed to fill the position of

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Community Inspector.

Presidents Report

2022

Community Yard Sale to promote togetherness

Resolved blocked drainage on HOA property affecting property owner

Cleared ditches and overgrowth

Worked on city street takeover project

Applied and received city grant for message board

Replaced street signs

Put up children at play signs

2023 projected

Potholes and road repair at FD/HS, 2144 FD, FD/NL

Enact maintenance contract for HOA property

Finish message board

Finish switch to Cadence bank

Review contract with Lewis financial management or more?

With homeowner input look at towing contract update

Can HOA communicate digitally with homeowners

Financial Report for February 2023 and 2023 Budget projection revised and on file

Elections for 2023 Board

President Kathryn Ross

Vice President Alan Peltz

Secretary vacant

Treasurer James Nelson

Web Administrator Brandon Wright

Appointed Community Inspector Joe Basari

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The new Board must have a meeting in the first quarter of 2023 per the Bylaws, therefore a date of March 20, 2023 was reserved. Contact will need to be made with the church to see if it can be reserved for the entire year. In addition the HOA will donate \$100 to the church for use of a room as was done prior to the pandemic.

The meeting was adjourned at 9pm.

Next Board Meeting March 20, 2023

Adjournment