

Lambeth Estates Board of Directors Meeting

Meeting Minutes

November 2, 2022

Present: Hank Kimner, Linda Shein, Todd Shein and David Fiory.

1. Call To Order

The meeting was called to order at 6:45 p.m.

2. Approval of Meeting Minutes (August 17, 2022) by unanimous vote.

3. President's Report

New Home Build - The Lambeth Way new build was held up by the permitting office of Rockdale County. Hank was told that the stop work order had not been lifted. Once all the documents are received and approved, the work will resume by the builder.

Road Maintenance - Covid-19 restrictions impacted any road work in the County. The emphasis will be major roads once operations resume. There has not been a schedule released on the impending road maintenance. Hank continues to monitor the situation.

Treasury Report - As of the meeting date, eight more homeowners had paid their dues. The current funds show \$3131.95. This was the result of billing delinquent homeowners in the community.

4. New Business

The proposed Lambeth Homeowner's Association delinquent assessment collection policy and related documents were distributed for comments by the Chairman of the Board.

It is the fiduciary responsibility of the Board to collect all assessments for the maintenance and replacement of common area property and other association expenses. Discussion took place on the recovery of past assessments, the filing of the documents once approved, and moving forward to that end.

Comments and notes on the policy will be discussed and voted on at the February meeting in order to announce the policy to the community at large.

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There were no additional comments or additions.

The next Board Meeting will be held on Wednesday, February 8, 2023 at 6:30 p.m.

Meeting Adjourned.

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