

Lambeth Estates Board of Directors Meeting

Meeting Minutes

April 19, 2023

Present: Linda Shein, Todd Shein, David Fiory, Julian Tillman and Charles Lewis, Nancy Kimner (proxy given to Linda Shein)

1. Call To Order

The meeting was called to order at 6:35 p.m.

2. **Approval of Meeting Minutes (February 9, 2023).** Todd made the first motion, 2nd by Linda Shein. Motion carried.

3. Website Update

Linda showed the Board the soon-to-be “live” version of the community website. The board was advised that the version will become available to the members once the version is associated with our banking institution. Once the final version is completed, payment will be made to VistaPrint/Wix for the first-year subscription. This will include the domain name for Lambeth Estates.

- Individual board member email addresses will be associated (within the site) on the *Meet the Board* Page. If there is a Board Member that doesn't want email associated with the community website, they will advise Linda. It is not mandatory.
- The on-line version will have the new (and existing) rules and regulations, original charter information, and will be compliant with Georgia law.
- Members will need a log in to make their payment (s) online. The Board approved the purchase of the site, and any fees associated with online payments will be included. Examples are yearly dues, fines or any other payments associated with their accounts.

Old Business

4. Covenant Enforcement

- 1235 Lambeth Way – Property disposition was discussed. Julian Tillman offered to take the responsibility of contacting the family and report his findings to the Board. He received the contact information and background on this property. It has been an on-going issue.

This led to the discussion of a new covenant enforcement policy. The Board decided that a \$50.00 fine will be imposed on homeowners if they do not comply with their violation (s) as

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stated in our by-laws. Homeowners will be given a 30-day time period to come into compliance. This is an Architectural Review Committee violation (notification). In addition, there will be a \$1.00 fine per day moving forward until the violation is remedied.

There were no additional comments or additions.

The Annual Meeting will be held on May 20, 2023 at 10:00 a.m.

Meeting Adjourned.

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