

FOX POINT HOMEOWNERS' ASSOCIATION

BOARD OF DIRECTORS SPECIAL MEETING

APPROVED MEETING MINUTES

June 17, 2025

1. CALL TO ORDER / VERIFICATION OF QUORUM

- a. Board members present included Bootsie Howard, Betty Banks, Devon Snodgrass, Jason Congdon, Mark Fortune.
- b. CMG employees present were Laura Lino.
- c. There were four (4) residents attending the meeting—in person and online

2. The Board Meeting was called to order and quorum verified at 7:00 pm.

3. REVIEW AND APPROVAL OF AGENDA

- a. Upon review, the motion to approve the agenda of the Board of Directors for the June 17, 2025 meeting with an addition of an owner request to the Executive Session was made by Mark Fortune, second by Betty Banks; motion passed.

4. OPEN FORUM / COMMUNITY COMMENTS

- a. **Clubhouse Query:** A resident asked about the procedure for using the Clubhouse for events. The resident was given Property Manager Lino's contact information to see if her dates are available

5. DIRECTOR / COMMITTEE REPORTS

- a. Director Reports-
 - i. **Capital Improvements:** President Howard noted that 2/3rd of the lights in the tennis courts/amenity areas have been replaced. Maintenance will move on to painting—weather permitting—replacement of two burned out pool lights, and replacement of exhaust fans in the men's bathroom for pools house. Additionally, he noted there are cracks in the tennis courts; the recommendation is to caulk the courts in the fall. We will also be seeking a to trim entryway trees.

6. EXECUTIVE SESSION

- a. Motion for the Board to go into Executive Session for the purposes of reviewing and discussing the following topics was made at 7:08 pm, by Mark Fortune second by Betty Banks // motion passed:

- i. Hearings related to property violations.
- b. Motion to conclude Executive Session was made at 7:54 pm by Mark Fortune second by Betty Banks // motion passed.

7. OPEN SESSION

- a. During Executive Session, the Board discussed the following topics:
 - i. Personnel matters
 - ii. Contracts
 - iii. Matters involving violations of the Declaration or rules and regulations.
 - iv. Delinquency Report
 - v. Attorney's Collection Status Report
- b. The following Board Actions were taken based on discussions during the Executive Session:
 - i. Motion for the Property Manager to correspond with the homeowner regarding the outstanding violations and to annotate which violations remain open. The Board moves to suspend the assessment related to improper storage for 30 days, allowing the homeowner time to correct all remaining open violations.
If all open violations are resolved within the 30-day suspension period, the homeowner will only be responsible for the administrative fees accrued. If the violations are not corrected within that timeframe, the homeowner will owe the full amount of the assessment that accrued prior to the suspension, any additional assessments moving forward, and the administrative fees accrued. This motion was made by Devon Kelly, second by Mark Fortune; motion passed.
- c. Motion to adjourn the meeting at 8:17 pm was made by Devon Kelly, second by Mark Fortune; motion passed.

Next Board Meeting August 12, 2025