



Latham Park Homeowner Association, Inc.
Board of Directors Meeting
January 19, 2022
6:00PM

Meeting Minutes

1. Call to Order –
2. Establish Quorum of the Board - Denver, Bill and Emily in attendance.
3. Affidavit of Notice: Notice was posted onsite and on lathamParkHOA.com at least 48-hours in advance of the meeting with all meeting dates through December 2022.
4. Approval of Previous Meeting Minutes: December 2021 – Bill moves to approve. Denver second. All in favor, motion carries.
5. Committee Updates
 - a. ARB Committee
 - b. Communication Committee
 - c. Grounds Committee
 - i. Pressure wash quotes
 - ii. Questions regarding mulch – will connect with Marvin for areas identified by F&G Committee needing additional attention. Overall consensus is brown mulch is huge improvement to mulch added last year.
 - iii. Landscaping Updates
 - i. Bill moves to approve quote from Cherry Lawn to remove and replace Sabal palm on Lake Huckleberry land. Denver second. All approve, motion carries.
 - iv. Playground Updates -
 - i. Bill moved to ratify emergency vote to purchase replacement playground plastic "Bubble" piece that was destroyed. Denver second. All approve, motion carries.
 - d. Events
 - i. New Chair volunteer – Current chair (Sam) needs to step down from Chair role but remain on committee
 - ii. Will seek interest in volunteers for replacement chair in email communication update
6. Manager Update
7. Old Business
 - a. Pool Gates update –
 - i. Issue diagnosis: Post on each side of the gates are insufficient to hold gates. Need to replace with larger posts that will fully support weight of gates.
 - ii. Quote obtained from Mossy Oak Fence \$3,850
 - iii. Obtaining another quote this week
 - iv. Goal is to fully resolve this issue so that gates swing open and close easily and prevent people from reaching over gate to open
 - b. Enforcement blotter
8. New Business
 - a. Election Update – April 20, 2022
 - i. Board member election and bylaw amendment updates
 - ii. Investigating options for people to show interest in Board positions
 - b. Bylaw changes
 - i. Currently with attorney for review and understand procedure to
 - ii. Update basketball hoop provision (make the process simpler while adopting standards currently in place)
 - iii. Flag provision to include additional flag options
 - iv. Rental provisions that aid in enforcement of rules pertaining to short-term/Airbnb and address maintenance of property
 - v. Allow for appointment of Board members upon resignation of members mid-year
 - c. Playground Repair- (see notes above)
 - d. Pine Trees in Common area adjacent to 9373 Bradleigh
 - i. Pine trees planted close to property line in Common area along Bradleigh (ranging 4-5 feet from adjoining house). Upper branches touch the house and causing ant invasion to house. Closer to

