

**Chadwick Shores Homeowner Association  
Board of Directors Meeting Minutes February 18,2020**

**CALL TO ORDER:**

The CSHOA Board of Directors meeting was held at the Snead Ferry Presbyterian Church on February 18,2020 and was called to order by Richard DuFlocq, President.

**ROLL CALL/INTRODUCTIONS:**

Present: Rick DuFlocq- President  
Jonathan Chrisant- Vice President  
Milton Uzzell – Treasurer  
Trisha Smith – Director at Large  
Patti Sturm – Secretary – excused absence  
Chris Manning – Premier Management  
Russ Keith – Resident Advisor

**RESIDENT’S SESSION:**

Resident’s attending Marie Valesquez, Jan Hoffman, Richard Schmell and James Frederick  
President’s Report:

- 1- Russ Keith has agreed to continue as a resident advisor, as well as Rachel Carter and Guinn Beaver
- 2- New lights have been installed at waterfront park and on Everett Dr. side of playground
- 3- Culvert repair at 334 CSD discussed – monies still held from builder. Rainstorm Solutions did what they were supposed to prior to start of new home construction, and monies to them were returned. May have to drop grading to do proper repair.
- 4- Keypad at front gate – keypad repaired as well as phone line, however, scrolling is still a problem. Board and Management company to meet with gate repair company to see what can be done.
- 5- New builds ongoing – some offsets have been waived to accommodate lot sizes and septic field needs.
- 6- Best way to repair potholes at various locations discussed. Russ agreed to assist with this. – please make sure that if you see a pothole that you report to board on the website.
- 7- Website updates are being done in a timely manner.
- 8- 2020 Fiscal planning – Common spaces completed for most part – have \$15,000 budgeted for drainage work
- 9- ECC will be mulching, and planting for Spring. Reseeding at waterfront park to be done at no cost to HOA. Grass at playground looks bare and will be reseeded – installing sprinkler system at playground would be cost prohibited.
- 10- Lot clearing of Jenkins property by Waterfront property discussed. Board to ask help from PMC to see what is going on.
- 11- Board is developing SOP’s to standardize process for request from resident’s and other items.

12- 168 gate remotes have been sold thus far.

**Secretary's Report** – Patti is absent; however, she did want to discuss that we not become an activity of the month club.

**Treasurer's Report** – Discussed current balances as well as carryover of late dues for 2019.

**Vice-President** – SOP's which we have discussed. Intent was to review draft SOPs at next board meeting for incorporation.

**Director-at-Large** – St. Patrick's Day run not going to happen due to lack of interest

**Resident Advisor** – Fullard has a spot were the road is sinking and needs to be addressed.