



HOA Manager's Report – December 2022

Projects/Maintenance

- The maintenance team has completed a number of tasks across the property, including camera system improvements and numerous irrigation system repairs. A detailed list of work performed is available on the maintenance worksheet.

Annual Meeting

- The Annual Meeting was held on December 10th. The members approved the rollover of surplus funds. The 2023 Board of Directors consists of the following members: Jacky Schryver (President), Steve Copley (Vice President), David Rocco (Secretary), Jerry Sacca, Jeff Vizethann, and Francis Anthony. Ken Jones serves as the Treasurer.

Budget

- The Budget Meeting was held and the proposed budget was approved, attached. The approved budget was shared with our accounting firm and the 2023 dues allocation was shared with Truist Bank. There is no change in HOA dues for 2023.

Gate Replacement

- The association is awaiting receipt of a proposal to replace the gate between U2 and U3 on the west side of the complex.

Insurance

- PCS Insurance will be providing the insurance renewal information to the association in January for the policies that renew in February. Management invited our agent, Chris Goolsby, to attend a Board meeting in January to discuss coverage.

Landscaping

- The new account manager for Fieldstone, Mateo Sotto, was replaced with Anthony Greico. Anthony walked the property with management twice, along with Mateo and their construction supervisor. They provided new proposals for recently waterproofed planters at U3.
- Poinsettias were installed, but did not perform well under harsh weather conditions.
- Prime Scape was engaged for stump grinding near the parking lot.

Pools/Spas

- FCL was engaged to install divertor valves at the lap pool due to recurring issues with the backwash valve in the location.
- New lounge chairs arrived from Alumatech and were placed at all three pools.