

## HOMEOWNERS MEETING MINUTES - June 2, 2026

Carla called the meeting to order at 4:30 pm. Residents in attendance: 23

Board members in attendance: Carla Thompson (Chair), Phyllis White (Treasurer), Cynthia Hoenigsberg (Secretary), Jerry O'Rourke (Member-at-Large; Emergency Response Chair)  
Sondra Gatewood (Vice Chair) was absent

### **Treasurer's Report** (Phyllis): May 1 thru May 31, 2026

|                              |                   |
|------------------------------|-------------------|
| <b>April 30, 2026</b>        | <b>\$8,851.35</b> |
| Income: John O'Neal, recycle | <b>250.00</b>     |

#### Expenses:

|                                     |                 |
|-------------------------------------|-----------------|
| Gina StaffordCrane (May newsletter) | <b>\$162.50</b> |
|-------------------------------------|-----------------|

|                             |                   |
|-----------------------------|-------------------|
| <b>May 31, 2026 Balance</b> | <b>\$8,938.85</b> |
|-----------------------------|-------------------|

#### ACCOUNTS:

|            |            |
|------------|------------|
| Checking   | \$8,333.85 |
| Legal Fund | \$600.00   |
| Savings    | \$5.00     |

|                      |            |
|----------------------|------------|
| May 31, 2026 Balance | \$8,938.85 |
|----------------------|------------|

### **Committee Reports:**

Welcomer's Report (Roberta): no report

Social Committee (Hazel): July 3, 2026 BBQ will be from noon to 2pm, sign ups on  
July 26, 2026 - \$7/ticket

Sunshine Ladies (Elizabeth): 10 get well and 2 sympathy cards distributed

Emergency Response (Jerry O'Rourke): The plan is to utilize the American Red Cross  
(ARC) emergency plan as a resource to implement a plan for our community;  
Jerry plans to have more details at the July meeting

Management Communication (Carla/Cynthia): Pam was given a list of questions on  
May 26 compiled from the May 5th HOB meeting to answer at today's meeting.

Cynthia also spoke to Pam to see if the "It Takes A Village" roster is still available.  
Pam and Lisa are still willing to keep this updated. **Any resident that would like to  
volunteer to help with rides, tech support, errands etc for fellow residents can  
add their name to the roster through the office.**

Speakers (Carla):

Part 2 of the Dementia presentation is scheduled for July 7 meeting

**Movie Matinee ( Gina) on Friday, June 5, 2026 in multi purpose room 2pm**

**Popcorn provided. Bring your own beverage**

**The film is: Dirty Rotten Scoundrels**

**Pam addressed the questions from the May HOB meeting below; her responses are in parentheses below**

- Are there plans to add more benches in old trash receptacle areas on Remington (there is one bench available now for area near Remington and Elliot)
- Golf area needs repairs (full makeover planned by next year)
- Bocci ball area needs weeding as does area between the gutters and the roads (maintenance takes care of this routinely)
- What herbicide is used around Lemon Wood by maintenance crew as well as Brightview (RoundUp and also vinegar/soap solution; Pam will look into Spruce)
- When will road repairs be addressed (Pam's boss is aware; looking into emergency funds to fix)
- Can Pam provide a summary of the home inspections -% of homes receiving blue ribbons and top 4 or 5 reasons why ribbons are not given (No, however, Pam will work with residents when given a notice to give time to correct issues)
- Why can't residents store items outside when trashy items are stored around the carriage house (maintenance crew spoken to about clearing out unneeded items by carriage house)
- Small rocks on walking paths are a safety issue as well as folding chairs and new chaise lounges don't have arms to help seniors get up safely. Outside bathroom floors are very slippery when wet; slip and fall danger. (Pea gravel is acceptable material for walking paths; chaise lounges with and without arms are both available; residents are welcome to use chairs next to kitchen when in the clubhouse if folding chairs are hard to get out of; Pam will look into more/different mats for outside bathrooms)
- Once or twice a year, could a large dumpster event be provided so homeowners don't have to schedule with Harrison individually. (No, Harrison will pick up items, up to 4, twice a year/resident, and Unitarian Church will pick up unwanted furniture)
- Residents would appreciate being included on future decisions by Sun which affect everyone (residents did have opportunity to vote on paint color of clubhouse)
- What is Pam's current's boss' name and contact info (Aracely Gonzalez, Sun Regional Mgr. 248-750-8743 Agonzalez4@suncommunities.com)
- When landscaping is done around Lemon Wood, cuttings are left along the path for days (if a resident notices this, let the office know the location)
- Are there community rules regarding doorbell security (don't invade your neighbor's privacy and if it has audio capability, then it should announce "you are being recorded")
- Can Brightview be asked not to remove landscaping by ponds which protect our wildlife (some landscaping has to be removed to prevent algae buildup etc)

- Are there other inspections done besides Pam/Ryan (state HCD should inspect every 5 years, but they are behind schedule)
- Can the schedule for when the clubhouse is rented out for events be posted (it can change daily; just contact the office if you are interested in renting it out. The game room, pool and BBQ areas are not reserved areas)
- Can non residents who attend classes be required to park on the street (No, we have designated guest parking for this reason).

**NOTE: Pam stressed residents should not hold questions for an HOB meeting. She has always had an open door policy, and would prefer residents come to her with their individual questions and concerns.**

**Old Business:** The painting of murals in the bench enclosures is an ongoing project

**Phyllis needs to leave the board as Treasurer. If you have bookkeeping skills, and would like to be part of the board please let Carla know.**

**New Business:** Jennifer, #73 Russell, is hoping to organize a community garage sale during the next couple of months.

**June 12 from 3-4pm residents are asked to meet at BBQ area to wish Tibu a Happy Retirement. A large card to sign and a “gifting jar” will be there.**

**Raffle drawing:** Bundt cake winner- Delores (#176 Chaucer)  
 First \$10 winner - Marguerita (#27 Faulkner)  
 Second \$10 winner - Toby (#58 Thackery)

Meeting was adjourned at 5:30pm

Upcoming Meeting: July 7, 2026 and August 11 (**Note: August meeting will be one week later than usual**)