

PRELUDE AT TAVA WATERS

BOARD OF DIRECTORS MEETING

TUESDAY, FEBRUARY 21, 2023

4:00 PM

ZOOM CALL –VIDEO

DATE AND TIME

The Board of Director's Meeting of the Prelude at Tava Waters was held on Tuesday, February 21, 2023, at 4:00 pm via Zoom Video.

I. CALL TO ORDER

On behalf of the Board, Chomiak called the meeting to order at 4:01 PM.

Directors Present: Peter Benson and Scott Chomiak

Also, Present: Teleos Manager, Kathy Anderson recording the minutes.

Homeowners Present: Brooke and Consuelo Sidas, Keith Warner

II. ESTABLISHMENT OF QUORUM

Quorum was established.

III. INTRODUCTION OF BOARD AND HOMEOWNERS

IV. APPROVAL OF THE DECEMBER 7, 2022, ANNUAL MEETING MINUTES

Manager presented the December 7, 2022, Annual Meeting Minutes to the Board.

Upon a motion duly made by Director Benson, seconded by Director Chomiak and upon vote, the December 7, 2022 Annual meeting minutes were unanimously approved.

V. APPROVAL OF 2022 4TH QUARTER/YEAR END FINANCIALS

Manager presented the 2022, 4th Quarter/Year end financials to the Board.

Upon a motion duly made by Director Chomiak, seconded by Director Benson, and upon vote, the 2022, 4th Quarter/Year end financials were unanimously approved.

VI. NEW BUSINESS

- **Insurance Endorsements for the Water Quality Pond and Shared Amenities Access Agreement- CCIG**

Manager discussed the Umbrella endorsement to cover the HOA's portion of the Water Quality Pond and the Shared Access Agreement

- **Development Update**

Director Benson gave an update on the development and closings at Prelude at Tava Waters. There are currently 13 homes that have closed. All six units in building 21 have closed. Building 18 closing projections are for May/June. Building 19 closings are projected for July/August with building 20 to follow. Construction has started on buildings 10 & 14 with hopes of completion by the end of the year.

Homeowners asked about building numbers and phases. Manager will e-blast a map of the community to all homeowners.

- **Next Meeting- Board of Directors Meeting- May 2, 2023**

VII. RESIDENT'S FORUM

Homeowner Sidas voiced concern over guest parking and illegal parking in fire lanes. Homeowners and renters are parking in guest parking when they should be parking in their garages. Director Benson stated that the sales contract discusses the parking rights. Manager will send out an e-blast with the parking rules to all homeowners. Discussion ensued regarding towing. The towing company for the Tava Water apartments has been coming through the area and monitoring. Director Chomiak stated that he would reach out to the Tava management to get the name of the towing company. Manager will then contact them to discuss towing within the Tava at Prelude private roads.

Discussion ensued regarding speeding. Director Chomiak will reach out to the trades regarding the speed limit. Manager will include a reminder about speeding in the parking e-blast.

Discussion ensued regarding rentals. Director Benson stated that they would prefer that owners live in the unit, however, cannot prevent a unit from being rented. There are not rental restrictions in the Declaration. Director Chomiak stated that it is up to the unit owners to make sure that the renters know the rules and regulations of the HOA.

Discussion ensued regarding the Lakeshore Drive gate. Homeowners stated that the gate is often broken, snow is not removed (Tava apartments responsibility) and that there is a broken speed bump at the gate. Director Chomiak will contact the Tava management to discuss these issues and will report back to the HOA.

Discussion ensued regarding the HOA governing documents. Director Benson stated that all homeowners are emailed the documents upon receipt of their contracts. Upon request, the manager will forward any duplicate documents needed to the homeowners.

VIII. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 4:36 PM

Respectfully submitted,

By: Peter Benson
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DocuSigned by:

By: Scott Chomiak
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Secretary