

**Southern Village Homeowners Association
Board of Directors Meeting
Tuesday, April 12, 2022
5:00 PM Zoom**

1. Establish Quorum / Call to Order
2. Approve Agenda
3. Open Comments
4. Approve Minutes of Previous Board Meeting (February 2022)
5. Board Reports
 - a. Treasurer
 - b. ARB
 - c. Parks
 - i. Pond 4 Fence Installation
 - ii. Corner parks (Edgewater and Brookgreen)
 - iii. Market Park- Clean Up Day
 - iv. Central Park (Basketball Court)
 - v. Edgewater Park – accessibility update
 - d. Sustainability Committee
 - e. Social Event, Sunday April 24th
 - i. food
6. Management Report
 - a. Townhomes
 - b. Alleyways
7. Other Business
8. Adjourn

Note: the next Board Meeting is Scheduled for Tuesday, June 14th at 5:00PM



1720 East Franklin Street
Chapel Hill, NC 27514

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**Southern Village Homeowners BOD Meeting Minutes
February 15, 2022, Immediately Following AGM
Zoom**

Present: Susana Dancy, President
Rana Singh, Vice President
Sam Benen, Treasurer
Kevin Kelly, Member
Patsy Smith, Director of HOA Operations, Mill House Properties

Meeting called to order at 7:46 PM by Susana Dancy

Agenda Approved

Open Comments, Introduction of Kevin Kelly as the new board member. He is excited and ready to help serve and wanted to note how well he felt the AGM went with Susana's leadership.

January 2021 BOD Meeting Minutes will be approved by email, Mill House to send out for approval.

Susana mentioned she would like the one-year open seat to be filled by a condominium owner, if possible, to have that perspective on the board.

Board Officer positions assigned for 2022 (one year term)
Susana Dancy, President
Rana Singh, Vice President
Sam Benen, Treasurer
Kevin Kelly, Member

Motion made by Rana to reappoint the current ARB Committee with two new members, Susana second, motion passed. Sam will continue to be the board liaison to committee.

Tess Wesley, Chair
Chris Simmons
Diane Covington
Karen Levine
Christina Chenet

Motion made by Sam Benen to reappoint the Ad Hoc Parks & Common Area Committee, Susana second, motion passed. Susana will continue to serve on this committee.

Bart Singer
Amy Drew
Bob Valley
Ryan Burk
Ted Zoller
Stephanie Nilsen

Motion made by Susan to reappoint the townhome representatives, Kevin second, motion passed.

Rana Singh
Jack Hayes
Nancy Morton
Nancy Jenkins



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Discussion had about the creation of an Ad Hoc Sustainability Committee to explore ways to move the neighborhood in the direction of a more sustainable community. Motioned made by Sam to create an Ad Hoc Sustainability Committee, Susana second, motion passed. Sam will lead this committee.

Discussion was had around the creation of a communications committee; any decision was postponed until the March board meeting.

Other Business, Susana gave a quick update about focusing on parks in 2022 and working to better communicate to the community what is happening in the common areas as it relates to the parks. She also mentioned the fence at Pond 4 (Scroggs), it is old and needs to be replaced and it was suggested the perimeter be expanded. More updates to follow as proposals are submitted to Mill House.

Sam asked that Mill House supply an end of year report, that ties out all accounts the HOA manages. Tara will work with an accounting firm to have this completed any costs associated with this will be shared with Susana and Sam.

2022 Board Meetings will be held on the third Tuesday of the month at 5:00, March 15, May 17, July 19, September 20, November 15 and January 17 of 2023. Note: 2023 Annual General Meeting (AGM) date is Tuesday, February 21, 2023, at 7pm Location TBD

Susana made a motion to adjourn the meeting at 8:43PM.



Estimate

Elite Play Equipment
 8801 Fast Park Drive #301
 Raleigh, NC 27617
 Office Phone: 919-351-6854
 support@eliteplayequipment.com

Estimate Number: E220323500
Estimate Date: 03/23/2022
Payment Terms: Due On Receipt
Estimate Amount: 6,896.15
Created By: Nancy Bascietto (Shields)

Bill To
 Mill House Properties
 1720 E. Franklin Street
 Chapel Hill, NC 27514

Ship To
 Southern Village - Chapel Hill NC
 1720 E. Franklin Street
 Chapel Hill, NC 27514

Item #	Item Name	Quantity	Unit Price	Taxable	Total
2046	Basketball Goals by Goalsetter 2 Adult Adjustable 7' to 10' Elite Plus w/54" Backboard - Height Adjustability, Safe Overhang, Tempered Glass, GS HD Breakaway Rim	2.00	1,499.99	X	2,999.98
2068	Removal of existing goals	2.00	800.00	X	1,600.00
1196	Freight	1.00	680.00	X	680.00
1307	Elite - PSSI - Installation	1.00	1,150.00	X	1,150.00

Comments:

Please contact Nancy Bascietto at 919-201-7471 with any questions.

Subtotal: \$ 6,429.98
 NC Rate: 7.25%
 NC Amount: 466.17
Estimate Amount \$ 6,896.15

Terms & Conditions:

1. The required area must be clear and have adequate drainage and 2% Slope Maximum
2. Site must be FREE from Underground Utilities, Rock, Roots, Etc.
3. Site must be accessible for Heavy Equipment - 2000 PSF.
4. Area must allow access for 53' Tractor Trailer to deliver surfacing within 100' of designated playground site.
5. Water Source must be available within 200' of designated playground site.
6. An authorized person who will meet the installer on site and designate the proper location and orientation of the playground unit with signature.

NOTE: Locating Private Lines Is the Responsibility of the Customer Obtaining Permits Is the Owner's Responsibility

* Failure to meet any of the above that creates an installation delay will be billed at \$ 150.00 per Hour - \$1,200.00 per Day Maximum