

THE FISHING CREEK FARM HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting Monday, April 17, 2023 – 7:00 PM

Residents are invited to observe all portions of the Board of Directors meeting except those portions that are closed pursuant to Article 11b-111 of the Maryland HOA Act. Residents are permitted to address the Board during the Resident's portion of the Agenda and are asked to kindly limit their remarks to two (2) minutes.

AGENDA

1. **CALL TO ORDER & INTRODUCTIONS**
2. **VERIFICATION OF QUORUM**
3. **ADDITIONS/CHANGES TO AGENDA**
4. **RATIFICATION OF MINUTES** (March 13, 2023)
5. **ACCEPTANCE OF FINANCIALS**
Maredith Management will post financials to the portal monthly.
6. **COLLECTION REPORT** (Arthur Law Group, LLC – 1 Account)
The HOA's attorney sends a monthly collection report to Management. This is uploaded into the portal for the board to review at their convenience.
 - A. Bad Debt Write Off (0)
7. **OLD BUSINESS**
 - A. Proposal to Add 2023 Inspections to Management Contract – one inspection per month April – October – Maredith Management – \$350.00 per inspection.
 - B. Proposal for Fence Repair at Tennis Court
 1. Stewart Lawn & Landscape – \$925.00
 2. Happy Crab - \$1050.00
 - C. Finalize/Approve the 2023 Board Meeting Schedule
 - D. Finalize/Approve Fence, Solar & Materials Guidelines
 - E. Follow up on violation letters and enforcement
8. **NEW BUSINESS**
 - A. Finalize/Approve 2023 Pool Rules
 - B. Proposal to add meeting facilitation to the Maredith Management contract
 - C. Ratification of crackfill tennis courts (Chesapeake Court Builders) – Option 2 = \$1820.00
 - D. Verizon Service change - \$162/month
 - E. Business Insurance agent change
 - F. Change Architectural Control Committee name to Architecture Review Committee
 - G. Discussion on obtaining outside counsel review of Wetlands Solution Contract for Southbreeze beach project
 - H. Finalize board liaison for each committee
 - I. Form Nominations Committee
 - J. Discussion on Fishing Creek Farm merchandise
9. **UPDATES FROM COMMITTEES**
10. **HOMEOWNER FORUM**
11. **EXECUTIVE SESSION**
12. **ADJOURNMENT**