

**Williamsbrook Condominiums HOA Board Meeting  
for May 1, 2025**

The May 1, 2025, Board Meeting was called to order at 6:02 p.m. by HOA President Debra McDaniel which was held via zoom.

**Board Members in Attendance:**

Debra McDaniel, President  
Sandra Campos, Vice President  
Amy Martin, Treasurer  
Adrienne Foster, Secretary

**Absent:**

Cara Lunsford, Member At Large

**Centennial Management Representatives in Attendance:**

Lisa Allison, Community Manager

**Vote on Board Positions:**

The Board elected the following individuals for the following Board positions:

Adrienne Foster, President  
Sandra Campos, Vice President  
Amy Martin, Treasurer  
Cara Lunsford, Secretary  
Debra McDaniel, Member At Large

**Homeowner's Forum:** No homeowner's present other than those Board members listed above.

**Approval of April 2, 2025, Minutes:** MOTION to approve the April minutes made by Martin seconded by Campos. The motion was unanimously approved.

**Monthly Reports:**

**Treasurer's Report** was provided by Treasurer, Amy Martin

- The CD that is approximately \$72,650 maturity date is 5/10 (with a to -day grace period) and is with South State Bank with an interest rate of 4.75%. Because interest rates could be better elsewhere, the Board decided to wait until the grace period to make the final decision.

**Centennial Management Report provided by Lisa Allison:**

**OPEN ISSUES**

- Low Branch Tree Trimming at 7464 – Jim Seals will take care of branch. Foster suggested a TREE MAP be created of the Condo property
- Truck that was reported with expired tags – Allison will send letter to the condo owner we believe the truck belongs too.

- Brick Repair at Pool – was pending – Campos stated that the loose brick has not been repaired and would be happy to show someone from Centennial Management or Jim, the handyman.
- Pool signs such as the EXIT sign will be ordered by the newly elected President of the Board Adrienne Foster. Any other pool signage will be purchased by Allison.

### **WORK ORDERS**

- Board member Martin turned in 2 fence areas that needed repair – Jim has completed
- 7458 Nall – remove bushes to expand deck – work order denied – Resident has requested more discussion of this and why she is required to replace bushes after the deck work is done. The resident owes the money for the Landscaping Fund. **The Board needs to UPDATE the Homeowners Guide, specifically, page 5 wherein Landscaping is discussed.**
- 7438 Nall completed by Building Trades Construction (wood rot and closing up threshold at the bottom of deck (storage door)
- **MOTION** made by McDaniel to make the pool rules consistent with the signage to show the age of 14 to be of age without an adult present. Seconded by Campos. The motion was unanimously approved.

### **ARC REQUESTS**

- 7458 – Push deck out to edge of next unit to make it larger – has been completed but unresolved issues outstanding...leave on Agenda for next meeting.

### **UNFINISHED BUSINESS**

- Painting of Pool House – we need a bid from Jim to replace the woodrot before any painting occurs. Additionally, we need to find out from our insurance company regarding volunteers who do work on the property and the Board’s liability. Table discussion until next Board meeting.
- 2025 Management Agreement was not discussed – ran out of time. Place on next Board meeting agenda
- Landscaping and lawn care review of what is in the homeowner’s guide – table discussion for another Board meeting

### **NEW BUSINESS**

- Tree/bushes give away for Arbor Day update – Amy was able to get a free red bud and white oak tree – we really need a landscaping map of our property
- Schedule 3 Board meetings for the rest of 2025 – June 12<sup>th</sup> @ 6 p.m. and August 14<sup>th</sup> – we will wait to schedule third meeting but possibly October 2nd.

**MOTION** to Adjourn by Martin and seconded by McDaniel at 7:55 p.m. The motion was unanimously approved.