

Southshore Hills Property Owners' Association  
Board of Directors Meeting  
General Session Meeting Minutes  
April 6, 2022

**CALL TO ORDER:**

The General Session Meeting of Southshore Hills Property Owners' Association was held on April 6, via Zoom. Quorum was established, and the meeting was called to order by Richard Hostin at 6:45PM.

**DIRECTORS PRESENT:**

Richard Hostin – President  
Jonathan Mason – Vice President  
Judith Perez – Secretary  
Kavoos Blourtchi – Treasurer

**DIRECTORS ABSENT:**

Danny Lupold – Director at Large

**OTHERS PRESENT:**

No guests; one homeowner present

**PROPERTY MANAGEMENT PROFESSIONALS REPRESENTATIVES:**

Gayle Piñero, Community Asset Manager, CMCA, AMS

**SECRETARY'S REPORT:**

A motion was made by Judith Perez and seconded by Kavoos Blourtchi to approve the General meeting minutes from March 2, 2022 without revision. Motion carried (M/S/C 4-0).

**MANAGEMENT REPORT:**

The Board of Directors reviewed and discussed the action item tracker.

Announcement of Executive Session Summary: Gayle Piñero announced items discussed in executive session to include violation hearing decisions, violation report upheld, legal matters and delinquencies.

**TREASURER'S REPORT:**

Delinquency Report: Gayle Piñero reported on two lien approvals for two accounts (697-0-021-035 and 697-0-033-065).

Financial Summary: Kavoos Blourtchi reported no discrepancies on the February 2022 financial statements.

Financial Statements: A motion was made by Kavoos Blourtchi and seconded by Judith Perez to approve the February financial summary and statements. Motion carried (M/S/C 4-0).

Audit and Taxes: PMP reported that Newman CPA had received the engagement letter and was finalizing their review for FYE 2021. Taxes would be forwarded to Kavoos Blourtchi for signature.

**COMMITTEE REPORTS:**

Technology and Communications Committee: No report at this time.

Architectural Committee: No architectural applications to report at this time. Gayle Pinero advised that a meeting with the Dunn Edwards representative would be rescheduled with the architectural committee as the members' scheduled freed up.

Landscape Committee: Richard Hostin advised that he would like to see if other homeowners would like to participate on the landscape committee, as the current members are out of town frequently. PMP directed to have John Soukup include a write up in the newsletter calling for committee members. Richard Hostin emailed Goldenstate to inquire on whether two trees needed to be removed, but Goldenstate advised that fertilizer would help them.

**NEW / UNFINISHED BUSINESS:**

CCR Restatement: PMP advised CCRs restatement packages can go out to the community as soon as April 15<sup>th</sup>. Board directed PMP to have the packages mailed out on April 22<sup>nd</sup>, and schedule the community social on May 15<sup>th</sup> so that owners could drop ballots off and the attorney could answer questions on the restatement.

Dumpster installations: PMP reported dates for the four dumpster installations were confirmed with Athens Disposal for April 29<sup>th</sup> through May 2<sup>nd</sup>. Notifications will be going out to the community a week prior to give owners time to get their items ready for disposal.

**HOMEOWNER'S FORUM:**

There was one homeowner present in General Session, there only to observe the meeting.

**ADJOURNMENT AND ANNOUNCEMENT OF THE NEXT BOARD MEETING:**

With no further business before the Board of Directors, the General Session Meeting was adjourned at 7:13PM. The next Board meeting is scheduled for May 4, 2022 via Zoom Meeting.

\_\_\_\_\_  
Board Member

\_\_\_\_\_  
Date