

Shelbourne Greene Community Association Inc.

General Board Meeting via Video Conference (Date 4-28- 2026)

Call to Order

The meeting was called to order at 6:02 pm.

Board Members and Staff

- Carol Schuler
- Rick Arenstein
- Rory Osborne
- Marshall Kahn
- PJ Lavelle
- Debbie Pittard
- Keith Ritchie
- Mike Bacon from AMI were on the call.

Visitors

Brent from North America

Agenda and Minutes

Agenda was adopted with motion by Keith, second by Rick, all approved.

Minutes from March meeting – approval proposed by Carol, second by Rick, all approved.

Treasurer's Report

Operating Account: \$23,471.38

Reserve Account: \$231,342.75

Management Report

-Current projects - Pavilion Project proposal from North America Contractors
Brent presented a pavilion proposal after the original contractor was unable to obtain city permits. The design includes a shingled roof for cost efficiency and PVC materials for durability. Concrete will be saw-cut for new footers allowing independent slab movement. Materials and colors will be submitted for approval. Roofing will match the clubhouse. The contractor will manage permitting with the City of Carmel. Permit costs will be passed through without markup. The work area will be secured with fencing, cones, and barriers to allow the pool to remain open during construction. Estimated completion is approximately four weeks after permit approval, dependent on inspections. North American bid: approximately \$30,228. Other bids ranged from \$28,500 to \$34,000 depending on materials. **Decision: Proposal was approved by Board majority.**

Old Business

1. Pool liner installed and inspected; half of the payment is still owed.
2. Playground tire swing repaired, invoice submitted and approved for repair.
3. Tennis Court Gate - new card reader installed by Tinder.
4. W9 from Barger Concrete still not received, work cannot begin until received.
5. Pool - Kona Ice booked for opening day, 5/23/26, 10am-12noon; six new umbrellas purchased for the pool area.

New Business

1. 9668 Troon Court transferred from previous owner Oh to Groom.
2. Vicki & Mike confirmed the \$500 HOA capital fund fee from buyers is in effect.
3. Mike to follow up on status of fountain lights and when fountains will be added to ponds.
4. Work from home guidelines to be reviewed for the next annual meeting in November.
5. Pool rules in good shape; will be posted on the website, 3 signs for the pool to be ordered.
6. Light at the entrance of 96th Street damaged; new LED light estimated at \$1,800. Discussion on whether to replace the light; current design not available, but new light would be brighter.
7. Discussion on installing solar flood lights in the center of the island. **Decision: try the solar lights from Amazon before committing to a more expensive option.**
8. Discussion on painting islands for better visibility. **Decision to get quotes for painting the front part of the islands.**
9. Encore planted pansies. Vicki/Mike to confirm we are not paying for a 2nd planting of begonias.
10. Ongoing concerns regarding dandelions and lawn maintenance. **Decision: Ongoing inspections and communication for specific homeowners regarding dandelion control**
11. Homeowner complaints. **Decision: Residents can send complaints to the property manager via email for action with proof in order for action to happen.**
 - Discussion about trees behind a resident's house. **Decision: have Nick Gaddie look at them.**

Adjournment

The general meeting was adjourned at 6:58 PM.