

Shelbourne Greene Community Association Inc.

General Board Meeting via Video Conference, June 23, 2026

CALL TO ORDER

Carol Schuler called the board meeting to order at 6:06 pm. Carol Schuler, Rick Arenstein, Rebecca Jimenez, Rory Osborne, PJ Lavelle, Debbie Pittard, AMI: Mike Bacon & Vicki Fleming were on the call.

VISITORS

None

SECRETARY REPORT

None – no minutes from May meeting as a quorum was not established due to lack of board member attendance.

TREASURER'S REPORT

- Operating Account: \$14,299.88
- Reserve Account: \$232,632.66
- Cash is currently low in the checking account due to payments for the Renosys pool liner replacement and the North American pavilion deposit.
- Michelle at AMI has been instructed "not to move any money over to the reserve account for the rest of the year" to allow the checking account to rebuild.

MANAGEMENT REPORT & DISCUSSION TOPICS

Community Events

- **July 4th Ice Cream Social:**
- The event is planned for July 4th, from 3 PM to 5 PM, with an ice cream truck serving 150 traditional treats at an estimated cost of \$850-\$900 (due to a holiday premium).
- A key debate centered on whether to proceed if the Carmel fire truck, a major attraction for children, is unavailable. The recommendation was: "It's a no if we don't have the truck. But if we have the truck, we will proceed with the ice cream truck."
- Decision: The board approved having an ice cream truck for July 4th with a vote of 4 in favor, 1 against, and 1 abstention provided the fire truck is in attendance. A motion to postpone the event to save \$850 for postage costs related to a new state law was voted down.
- Action Item: Rory will contact the Fire Department again to confirm availability for July 4th. If no confirmation is received by Thursday, the ice cream truck will not be booked.

Grounds and Maintenance

- **Pool Facilities:**
- The main pool gate spring was replaced by a homeowner and is now operating well. The handicap gate "stays up" but is not fully fixed; Mike is awaiting Ed from Tinder Lock's assessment on switching the fob mechanism or replacing springs, with a preference for a hydraulic-type closer.
- New pool signs are complete and will be installed this week or early next week by each gate and on the back wall.
- **General Grounds:**
- The curb painting is finished & looks good.
- Stray saplings alongside the Shelbourne Road stone wall needs removal by Encore (Randy) to prevent damage. Weeds between the HOA's wood fence and a neighbor's chain link fence on Shelbourne Road need cleaning by Randy, and ORCA may be needed to shore up a fence section that may be leaning.
- A metal fence section on 96th Street, east of the main entrance, has come loose; Mike will investigate and contact Todd for repair.
- The south basketball goal pole in the playground needs to be painted black with metal paint; Mike will investigate or coordinate with Debbie's contact.

- Nick Gaddie to be contacted by Carol to take down a dead tree along Inverness and inspect trees behind Muirfield due to concerns.
- Tennis Court Repair: Follow-up is needed for a repair in the center of the tennis court. The previous repair invoice was dated June 24, 2022, making a warranty unlikely. Leslie Coatings will be pushed to fix the repair, as it was pointed out to them in April.

Discussion Topics

Home Business Rules: The board discussed "zero employees" for home businesses.

Fining Process Implementation: The HOA can begin fining residents for infractions as of July 1st. The board needs to send its governing documents to attorney Stephen, who can help draft a fine schedule and policy.

The drafted policy will include a courtesy letter as a first step, followed by a lawyer-sent letter stating the fine amount. The HOA board can adopt the fine schedule without a community vote and then distribute it to residents.

Decision: The implementation of actual fines for violations will be postponed until the annual meeting in November to allow for community input. Courtesy letters will continue to be sent in the interim.

Consistency and Fairness: similar violations should be treated equally.

Landscaping Committee: Debbie will verify reported violations before letters are sent. The landscape committee (PJ and Debbie) will become active in identifying violations, creating specific lists (e.g., trash cans, peeling paint, untrimmed bushes). Mike will regularly send courtesy letters based on these lists, using an original list from Vicki to avoid duplication.

ADJOURNED

The General meeting was adjourned at 7:00 pm