

Shelbourne Greene Community Association Inc.

General Board Meeting via Video Conference, August 25, 2026

CALL TO ORDER

Carol Schuler called the board meeting to order at 6:00 PM. Marshall Kahn, Debbie Pittard, Rick Arenstein, PJ Lavelle, Rebecca Jiminez, Carol Schuler were on the call.

VISITORS

Cynny, Cynthia, Greg

SECRETARY REPORT

July meeting minutes were approved.

TREASURER'S REPORT

Operating Account: \$40,556.89

Reserve Account: \$234,017.97

MANAGEMENT REPORT

- **New Homeowner:** Kimberly Hall is the new owner of 3551 Inverness Blvd.
- **Tennis Court:** Leslie's Coating is booked up for the next 8 months to repair the tennis court. AMI will book them for next spring (April 2026), but will continue to see if there is another vendor who can do the repair.
- **Pavilion Construction:** The material to finish the pavilion will be delivered 8/27/26, then North American hopes to complete the construction 8/28-8/29/26, weather permitting.
- **Gates (Pool Area):** Hydraulic gate closers were installed on both gates. Todd made some adjustments and the gates seem to be working well.
- **Speeding:** Police says they will work on getting more patrols into the neighborhood to monitor speeding.
- **Tree Work:** Gaddie Trees has been on-site to do tree work.

DISCUSSION TOPICS

Architectural Review and Community Guidelines:

- **ARC:** Recent applications have been approved and/or requests for more information.
- **Crime Watch:** Renamed "Partners in Protection" – Marshall receives a quarterly report.
- **Weeds/Wood Fence Repair:** Encore removed the weeds between the wood fence & chain link fence by Shelborne Rd. Debbie had Orca repair the wood fence in that area as it was wobbling.
- **Tree Work:** Nick Gaddie, an arborist, surveyed several areas; work was done in several areas. Need Nick to review trimmings left behind on the inside of the wall along Shelborne Rd and by the Chabad fence area.
- **Playground Swings:** The swing chains on the two strap swings need replacement.
- **Work From Home Guidelines:** The board is creating guidelines to allow work from home with conditions (no signage, home must continue to look like a home, no industrial, retail, or commercial business). These guidelines will be voted on at the annual meeting in November.
- **Lot Maintenance Guidelines:** New guidelines addressing no dead trees in yards, no peeling paint on houses, bushes and lawns must be maintained and weed-free, homeowners to maintain the sidewalks in front of their homes. Will be voted on at the November meeting.
- **Document Review:** The Work From Home Guidelines & Lot Maintenance Guidelines have been reviewed by another attorney and small changes sent to our attorney to finalize the drafts of the documents.
- **Pool Close Date:** Last day for the pool: Sunday, 9/13/26.

Community Issues and Safety:

- **Speeding on Inverness:** Marshall gave the history the HOA has taken to address speeding in the neighborhood. Carmel recommended a couple locations for 25mph Speed Limit signs, but those locations were on homeowner property, and homeowners did not agree so signs not installed. Marshall spoke to the Carmel official in charge of speeding violations who told Marshall that speed bumps are not recommended and the process to get them installed by Carmel is very difficult. **Action:** Carmel has 4 units, both motorcycle & marked units who will spend time on Inverness Blvd and Innisbrook Blvd to ticket speeders. **Additional Action:** Marshall to email the Carmel contact to see if it is possible to get a “Children At Play” sign in front of the playground.
- **Homeowner Concern:** Homeowner asked if each homeowner could receive a printed & mailed copy of the CCR’s. Carol explained it is very expensive to print/mail to each home and it is not believed that many homeowners would fully read the CCR’s. The CCR’s are on the Shelborne Greene website and Carol will be sure to direct homeowners to the website in her November letter.
- **Homeowner Concern:** Homeowners who park on the street overnight. The HOA has limited ability to address this issue as the neighborhood streets are owned by the City of Carmel.
- **Homeowner Concern:** Reporting issues regarding homes, and how quickly they get resolved. Marshall explained some issues are out of HOA control, and the HOA does need the help of homeowners to alert AMI of issues to be addressed. Letters to homeowners are sent, but it can take time to resolve issues.
- **Homeowner Concern:** Weeds around the Shelborne Road pond – AMI to reach out to Solitude to address the weeds.
- **Homeowner Concern:** HOA Election in November. Each section, Village, Orchard, Gardens/Highlands has a member of the HOA who will be completing their term: Carol Schuler (Village), Rebecca Jiminez (Orchard), Rick Arenstein (Gardens/Highlands). The HOA encourages homeowners to volunteer for the HOA board.

ADJOURNED

The General meeting was adjourned at 7:07 PM. The general meeting adjourned at 7:07 PM, and the executive meeting was immediately called to order at 7:08 PM.