

Nelson Hill Homeowners Association

Board of Directors Meeting Minutes

Date: April 30, 2026

Time: 6:32 PM

Location: Hahira Courthouse
220 W. Main Street
Hahira, GA 31632

1. Call to Order

The meeting was called to order at **6:32 PM** by Vice President **Richard Berrios**.

2. Roll Call

Directors Present:

- Michelle Williams
- Richard Berrios
- Nicole Thornton
- Alexander Lamma
- Maureen Berrios

Directors Absent:

- Elliott Lenz

3. President/Vice President's Report

Vice President Richard Berrios addressed the recent resignation of former President Michelle Williams. Following additional discussions and clarification of prior communication issues among board members, Ms. Williams requested reinstatement to the Board of Directors.

A motion was made to reinstate Michelle Williams as a board member and reappoint her as President. The motion carried unanimously.

The Board also reviewed and unanimously approved the minutes from the previous meeting.

4. Treasurer's Report

Treasurer Alexander Lamma presented the financial report.

- **Association Account Balance: \$64,887.17**
- **Delinquent HOA Assessments:** 36 properties remain outstanding.
- **Outstanding Invoice:** An invoice totaling **\$1,039.54** has been issued to Amy Holbrook.

5. Old Business

Covenant Enforcement

The Board discussed establishing a volunteer committee to assist with identifying and documenting covenant violations throughout the community.

Several attendees expressed that they were not comfortable utilizing the necessary technology to participate. As a result, **Maureen Berrios** and **Nicole Thornton** volunteered to conduct neighborhood inspections and document violations for Board review. Other volunteers have been assisting the HOA.

Lake and Pond Maintenance

The Board discussed ongoing efforts to obtain maintenance records from Thomas Aquatics detailing services performed during the previous year. Dustin from Thomas Aquatics indicated that he would need to coordinate with his accounting department to provide the requested documentation.

Treasurer Alexander Lamma noted that Thomas Aquatics is required by the State of Georgia to maintain and provide records of services performed. Richard Berrios will follow up and request that the reports be provided as soon as possible.

Alexander Lamma also presented the following maintenance estimates received from Stones Aquatic Weed & Algae:

- Shoreline spray treatment: **\$2,500**
- Mini excavator with mower head (two treatments): **\$3,000**
- Comprehensive maintenance program (seven treatments annually): **\$21,000**

The Board will continue evaluating these options before making a final decision.

Playground Improvements

The Board discussed concerns regarding the existing playground mulch. Although the mulch delivered was certified by the State of Georgia, members observed that many of the wood chips are excessively large, sharp, and potentially hazardous to children.

The Board agreed to pursue replacement of the existing mulch with rubber mulch and obtained an initial delivery estimate of **\$5,954.55**. Additional quotes will be solicited before proceeding.

Additional playground improvements discussed included:

- Purchasing new park benches
- Replacing picnic tables
- Installing new swing safety mats
- Adding trash receptacles throughout the playground area
- Contacting Deep South to establish weekly trash collection service
- Repainting the community Little Library box

Dam Inspection

The Board reported that the community dam successfully passed its biannual State inspection.

The inspection identified several maintenance items requiring attention:

- Placement of additional soil to address erosion around the lake
- Immediate treatment of ant infestation

The Board acknowledged that annual dam inspections will continue as required.

6. Board Action

The Board voted to remove **Elliott Lenz** from the Board of Directors in accordance with the Association's governing documents and bylaws. The decision followed careful consideration by the remaining Board members.

7. Open Forum

An opportunity was provided for homeowners to address the Board and discuss community matters.

8. Adjournment

There being no further business, the meeting was adjourned at **7:57 PM**.