

Nelson Hill Homeowners' Association, Inc.
Board of Directors Called Meeting Minutes

Meeting Date: July 21, 2026

Meeting Time: 6:30 PM

1. Playground Parking

The Board discussed concerns regarding parking at the community playground and the need to designate overflow parking areas.

- **Motion:** Nicole Thornton moved to prohibit parking at the playground and establish ten (10) designated overflow parking spaces as identified on the approved community map.
- **Second:** Maureen Berrios
- **Votes in Favor:** Michelle Williams
- **Votes Opposed:** Alexander Lamma, Rich Berrios
- **Result: Motion Carried.**

Action Items:

- Order and install appropriate signage.
 - Publish the updated overflow parking map on the Association website (www.nelsonhillhoa.com).
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2. Pond Maintenance

The Board reviewed proposals for ongoing pond maintenance services.

- **Motion:** Alexander Lamma moved to award the bank mowing contract to Stones Aquatics for **\$3,000** and the pond maintenance contract to Thomas Aquatics for **\$4,000**.
- **Second:** Michelle Williams
- **Votes in Favor:** Nicole Thornton, Maureen Berrios, Rich Berrios
- **Result: Motion Carried.**

Action Item:

- Execute contracts with Stones Aquatics and Thomas Aquatics.
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3. Pond Wildlife Management

The Board discussed wildlife management within the community ponds, including alligators and beavers.

Estimated costs reviewed:

- Alligator removal: **\$200** per alligator.
 - Beaver removal: **\$100** per beaver, plus a **\$300** initial setup fee.
 - **Motion:** Michelle Williams moved to authorize the removal of alligators and beavers from the community pond and award the wildlife management contract to the Georgia Department of Natural Resources.
 - **Second:** Rich Berrios
 - **Votes in Favor:** Alexander Lamma, Nicole Thornton, Maureen Berrios
 - **Result: Motion Carried.**
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4. Playground Trash Receptacle

The Board discussed installing a secure trash receptacle within the playground common area.

- **Motion:** Nicole Thornton moved to contact Deep South regarding the purchase and installation of a lockable trash receptacle for the playground common area.
- **Second:** Michelle Williams
- **Votes in Favor:** Maureen Berrios, Rich Berrios, Alexander Lamma

- **Result: Motion Carried.**
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5. Board Meeting Schedule

The Board reviewed and discussed the Association's meeting schedule.

The following schedule was proposed:

- Bi-monthly **Open Board Meetings** for homeowners.
- Bi-monthly **Closed Board Work Sessions** for Board business.
- **Motion:** Alexander Lamma moved to adopt the revised Board meeting schedule and publish the schedule on the Association website.
- **Second:** Rich Berrios
- **Votes in Favor:** Michelle Williams, Nicole Thornton, Maureen Berrios
- **Result: Motion Carried.**

Action Item:

- Publish the updated meeting schedule on the Association website.
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Adjournment 8:30pm

There being no further business before the Board, the meeting was adjourned.

**WAVER OF NOTICE OF SPECIAL CALLED MEETING
OF BORD OF DIRECTORS
OF**

NELSON HILL HOMEOWNERS' ASSOCIATION, INC.

We, the undersigned, being all of the directors of the Corporation, hereby agree and consent that the special called meeting of directors of the corporation be held on the date and time and at the place designated hereunder, and do hereby waive all notice whatsoever of such meeting and of any adjournment or adjournments thereof.

We do further agree and consent that any and all lawful business may be transacted at such meeting or at any adjournment or adjournments thereof as may be deemed advisable by any director present thereat. Any business transacted at such meeting or at any adjournment or adjournments thereof shall be as valid and legal and of the same force and effect as if such meeting or adjourned meeting were held after notice

Place of meeting: 4090 Willow Round Road, Hahira, GA, 31632

Date of meeting: 07/21/2026

Time of meeting: 6:30pm

Dated: 07/21/26

DIRECTORS:

M. Williams

President

Paul Briss

Vice President

AS

Treasurer

Maureen Berrios

Secretary

Walter A. H.

Director

Director

Director