

**Nelson Hill Homeowners Association
Board of Directors Meeting Minutes**

Date: December 30, 2025

Time: 6:37 PM

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

1. Call to Order

The meeting was called to order at **6:37 PM**.

2. Roll Call

Directors Present:

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

Directors Absent:

- None

3. New Business

2026 Annual Assessments

The Board discussed the annual HOA assessments for the 2026 fiscal year and approved an increase to **\$145.00 per lot**.

The increase was determined necessary to support the continued maintenance and improvement of community amenities and common areas, including:

- Playground mulch replacement
- Pond maintenance
- Tree maintenance
- Park improvements
- Lawn care services

Treasurer Alexander Lamma will distribute assessment notices to all homeowners through the PayHOA system.

Playground Mulch

The Board reviewed the status of the playground mulch project. The supplier continues to experience scheduling difficulties that have delayed delivery.

Coles Lawncare offered to pick up the mulch directly from the supplier and distribute it throughout the playground. Coles Lawncare will coordinate a date and time for completion of the project.

Dam Maintenance

The Board acknowledged the recent work completed by Coles Lawncare to clear vegetation and debris from the dam area. The removal of overgrown grass and obstructions is expected to improve water movement and drainage.

Little Library Maintenance

Richard Berrios completed repairs to the community Little Library located at the park. The Board discussed repainting the structure and is awaiting a price estimate from Mark Scheerer to complete the work.

Soccer Goal Removal

Richard Berrios reported that the damaged and rusted soccer goal has been removed from the park to improve safety.

Banking Updates

The Board discussed updating the Association's bank accounts to reflect current authorized signatories.

The approved changes include:

- Adding the President and Treasurer as authorized account holders.
- Issuing two debit cards for Association business purposes.

Meeting Schedule

The Board discussed establishing a regular meeting schedule for 2026.

The proposed schedule includes:

- An initial meeting on **January 13, 2026**, with all Board members present.
- Future meetings alternating between full Board meetings and other Association business meetings.

The schedule remains under discussion and will be finalized at a later date.

Holiday Decorations

The Board discussed replacing the community's aging Christmas decorations. Existing decorations will be discarded, and new decorations will be considered for purchase prior to the next holiday season.

Governing Documents

The Board discussed reviewing and updating the Association's governing documents, including potential amendments to the bylaws and the development of additional policies as needed.

Community Signage

The Board discussed ordering new signage for the neighborhood, including:

- Updated entrance signs displaying the Association's new HOA email address.
- Park signage outlining park rules and including an "Enter at Your Own Risk" notice.

4. Adjournment

There being no further business, the meeting was adjourned at **7:47 PM**.