

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

Date: June 9, 2026

Time: 6:38 PM

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

1. Call to Order

The meeting was called to order at 6:38 PM by President Michelle Williams.

2. Roll Call

Directors Present:

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

Directors Absent:

- Nicole Thornton

3. Approval of Previous Minutes

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

4. Old Business

Playground Improvements

The Board discussed recent improvements made to the community playground, including the installation of new benches. Positive feedback has been received from residents regarding the enhancements. One remaining bench is scheduled to be installed near the flagpole.

The Board expressed appreciation to Mark Sheerer for assembling and installing the benches.

A new trash receptacle has been ordered for the playground area. The Board also discussed installing fencing near the mailbox area adjacent to the playground to prevent vehicles from parking in a location identified as a safety concern for children using the playground.

Treasurer Alexander Lamma reported that ant treatment products were ordered for use by Cole's Lawn Service to address pest activity in common areas.

The Board additionally discussed the possibility of installing security cameras, or decorative surveillance cameras, to discourage late-night gatherings and inappropriate activity at the playground.

Lake and Pond Maintenance

The Board reviewed ongoing efforts to obtain maintenance records from Thomas Aquatics. Multiple attempts have been made to contact the company through telephone, email, and text communication; however, no response has been received.

The Board noted that records documenting pond treatments and chemicals applied during the previous year are necessary to facilitate a transition to a new pond management company and to maintain compliance with applicable state requirements. The Board will continue pursuing the matter and may contact the appropriate state agencies if necessary.

The Board also discussed introducing grass carp into the pond as a natural method of controlling aquatic vegetation and improving pond conditions.

Rubber Mulch

The Board reviewed the condition of the recently installed playground mulch. Since the material meets applicable safety specifications, the Board agreed to continue monitoring the mulch to determine whether additional settling occurs before considering replacement.

Cole's Lawn Service

The Board discussed obtaining estimates and additional information regarding proposed fencing projects at the playground and neighborhood entrances.

5. Covenant Enforcement

The Board reviewed the status of covenant enforcement activities throughout the community.

To date, 149 violation notices have been issued involving approximately 117 properties. Follow-up inspections are ongoing to determine compliance and verify that violations have been corrected.

The Board reviewed the Association's enforcement schedule:

- First Notice: Courtesy Notice asking to fix and/or respond to the HOA with solution
- First Violation Fine: Assessed after 30 days of non-compliance
- Second Violation Fine: Assessed after 60 days of non-compliance
- Continued Non-Compliance: Lien proceedings may begin after 120 days

The Board noted that fines associated with unresolved violations will continue to be assessed and charged to homeowners including any applicable fees to recover the cost.

6. Treasurer's Report

Treasurer Alexander Lamma presented the financial report.

- Association Account Balance: \$57,303.57
- Delinquent HOA Assessments: 31 Homes owing \$16,221.88
- Liens have been filed

7. Open Forum

A homeowner inquired about parking restrictions regarding work vehicles in the community's designated overflow parking areas.

The Board clarified that overflow parking areas are intended for temporary vehicle parking and are not authorized for storage of commercial vehicles or recreational equipment.

The following items are prohibited from being parked in overflow parking areas:

- Commercial work vehicles
- Lawn trailers
- Food trucks
- Boats
- Recreational vehicles (RVs)
- Other recreational equipment

Passenger vehicles and standard pickup trucks may utilize overflow parking areas for up to 24 hours. Unauthorized vehicles may be subject to towing.

The Board also reviewed existing parking and property maintenance requirements contained within the Association's governing documents, including:

- Parking on front lawns is prohibited.
- Basketball goals should be moved away from the roadway when not in use.
- Golf carts should not be parked on front lawns.
- Homeowners are expected to maintain neat and attractive property appearances.
- Driveway expansions or widening projects will not be permitted.

The Board further discussed improving communication with property owners, Realtors, and property management companies regarding rental properties. The Board encouraged landlords and property managers to ensure tenants receive and understand the Association's governing documents, rules, and regulations.

The Board also announced that it is seeking additional volunteers interested in serving on the Board of Directors.

8. Adjournment

There being no further business, the meeting was adjourned at 7:35 PM.