

MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING OTTER POND HOMEOWNERS  
ASSOCIATION, INC.  
NOVEMBER 18, 2025

Board Members Present: Christina Files, Vanessa Stratton, Mindy Clagett  
Guest: Janene Beard  
Call to Order 3:06pm  
Minutes from the October meeting approved.

COMMITTEE REPORTS  
ARB: 1 form approved

POND: Is it worth the cost to continue water testing? We are no longer employing Eco Resource Solutions. Silt retention pond will need to be dredged in the new year. Gathering bids; hope to try using a longer armed excavator to reduce impact on the bank.  
The cattails need to be burned before dredging.  
Bridge at marina is in need of evaluation and repair.

NEIGHBORHOOD WATCH: There was a robbery reported from a backyard on the park.

SOCIAL: Jenny Pezzica is hosting the annual cookie exchange party December 12, 4-6 pm. See Facebook page, mail kiosk, or email for details.  
The Clagetts are hosting the annual carriage and lighting of the pond party December 7, 5-8 pm. RSVP to Tina Davis, and see Facebook page, mail kiosk, or email for details.

OPEN SPACE: Sprinkler pump maintenance needed.  
2026 budget submitted.  
A new Landscape maintenance provider has been found.  
New rocks have been installed at the entrance, island, and dam outlet.

BOAT HOUSE: It is past time to pull all boats from the water. Boat house storage applications can be found online.

FINANCIAL:  
Reports provided by Vanessa Stratton.

We need budget submissions from all committees.  
We received a notice of UVWUA annual meeting.  
Resolution for fines and penalties revised and board approved. Bring to the annual meeting for community notice.

OTHER BUSINESS:  
Covenant Revision is complete and ready for submission to an attorney to review.

The new landscaping plan has continued to prove to be a worthwhile change.

Begin to prepare annual meeting dates and documents for the December meeting.  
Annual HOA meeting to be scheduled for January 2026.

Meeting adjourned at 3:54 pm  
Next meeting Tuesday, December 16, 3:00pm at 1830 Otter Pond Cir.

Minutes submitted by Mindy Clagett, HOA Secretary.