

Sardis Cove

MARCH 2026 MINUTES

We're Open!

- Have you ever wondered what happens behind the closed doors of the monthly board meetings? Wonder no more! Our next meeting will be **April 14th at 6:30 PM**. We always encourage community engagement, so come and sit in to see what it's all about!



Don't be tardy for the (dues) party

- Per the community handbook, monthly HOA dues are owed on the **1st of every month** with late fees occurring on any payments past the **10th of the month**. Any payments received after the 10th will incur a \$20 fine in addition to the payment itself. Save some money and get those dues in!



Kick it to the curb (at the right time)

- As a reminder to keep the community looking and feeling good, bulk trash (per the NC Trash Management guidelines) for pick-up should not be put out to the curb more than 24 hours in advanced.



Your Board met March 10th, 2026 at 6:30 PM. In attendance were board members Jan White, Faith Alyea, Paula Dean, Kevin Rusch, Brenda Hester, and Hank West.

- The Minutes from the February Board meeting were approved.
- The Homeowner Requests Log for March was reviewed, discussed, updated, and approved.
- The Financial Report for February was reviewed and approved.

Committee Reports

Treasurer: The only notable changes in our accounts this month were two transaction from our reserves account; one belonging to Integrity Tree to remove a tree from behind 835 Sardis Cove, and the other to Paragon Landscaping to complete payment on the new retaining wall. All other budgets were within their expected allotments.

Legal: We have received an official claim against the HOA insurance regarding a sidewalk falling incident with an Amazon worker this past summer. Our agent is currently handling the claim. Additionally, a letter has been sent to a unit regarding potential legal action against the HOA for unpaid dues. As always, these discussions are kept private and are not disclosed to the community for privacy protections for all parties involved.

Capital Improvements: We sent a strongly worded letter to Spectrum regarding the incongruence with our billing and contract terms; we plan to follow up soon. In terms of physical community improvements, painting will not take place this year and funds will be saved for more imminent projects. Additionally, we are discussing an updated cosmetic retaining wall around a heritage tree near the 1050s units on Sardis Cove. Several subject matter experts have told the board the cosmetic change should suffice as the tree is physically retained just fine as is.

Maintenance: We have spoken with our maintenance person regarding spring roof cleanings and are tracking to start sometime in April.

All other committees reported no unresolved issues at this time.

Meeting adjourned at 7:24 PM