

The Arbors at New Kent Vineyards Community Association, Inc.

Annual Meeting Record

Thursday, November 18, 2021

6:00 p.m.

Corinth Baptist Church

1. The Annual Meeting was called to order at 6:00 p.m.
2. Proof of Notice was confirmed
3. A quorum of 25% of the Class A owners could not be established.
4. A Developer question and answer period commenced, and discussed:
 - a. Tree Install
 - b. Clubhouse and Pool installation
 - c. Streetlights
 - d. Road Paving
 - e. Completion of Phase 2
5. A report was given from the Operations Committee by Cory Bowles. See Attachment A
6. A report was given from the Community Strategy Council by Phillip Diamon. See Attachment B.
7. A report was given by Aaron Goodman with Goodman Management Group reviewing collections and violation inspections.
8. The Owner Comment Period included discussion regarding:
 - a. Fencing
 - b. Trash Can Placement
 - c. Amendments/Modifications to the Architectural Guidelines
9. Being no further business, the meeting was adjourned at 7:25 p.m.

Operations Committee 2021 Annual Meeting Report

Attachment A

Operations Committee

The Operations Committee works with the HOA management company to oversee the finances and the day to day operational management of the neighborhood.

Introduction of members:

Hazel Bohardt

Cory Bowles

Brandy Rojas

LaToya Jones Tyler

1 Vacancy

Social Committee

The Social Committee plans neighborhood wide events (like the upcoming Holiday Yard Decorating Contest), and is in charge of creating a quarterly newsletter.

Introduction of members:

Mary Quinn

Kamilah McCann

2-3 Vacancies Available

Going forward, all community wide events will need to be orchestrated by the Social Committee. This will ensure that event information can be sent out over all communication channels available to the HOA, that proper insurance coverage is available for events happening on Common Area property, and that funds for events can be more easily managed and paid to vendors. Additionally, to protect your property, the HOA recommends not bringing personal equipment and property to Social Committee sponsored events. In the event that your personal property is lost or damaged, the Arbors at New Kent Vineyards HOA will not be liable.

To be considered to join any of the above committees, please send a email stating interest to info@gmgva.com

New to the Neighborhood in 2021

Newsletter

The first newsletter was delivered to resident's paper box or door on Sunday, November 14th, 2021

Tot Lot Fence

The Operations committee is waiting to receive the final plans for the clubhouse. A fence will be installed around the tot lot, once the final dimensions of the clubhouse are determined.

Free little library

The Free little library installed at the tot lot (contains books for all ages). This library was donated by Matt Donbrosky's son and other youth group peers.

Dog Stations

Two dog stations were installed with trash cans along New Arbor Drive in Phase 1 of the neighborhood. Two additional stations will be installed in the D.R. Horton section. One off of Sedge Drive, and one near the gang mailboxes.

Block Party and Fall Festival

In the absence of a social committee, multiple neighbors collaborated to put together a Block Party and Fall festival in the later half of this year.

Food Trucks

Food trucks now have a standard parking spot at the front of the neighborhood, at least until development starts for the commercial section of our landbay. We have also started coordinating with the Groves for food trucks.

Community Yard Sale

Yard sales have been approved by the developer and can happen once a calendar year. The Arbors first yard sale was Saturday, October 16th, 2021.

Signage for Events

The Operations Committee has a dry erase sign that can be used to share information with the neighborhood. If you see it, take a moment to see what information the Ops Committee has to share.

Community Strategy Council 2021 Annual Meeting Report

Attachment B

The Arbors of New Kent Strategic Council Members

Phillip L. Diamond, pldime1@yahoo.com (804) 382-6839

Keith Engel, keith.engel1@gmail.com (214) 470-7366

Timothy Jones, TTRJ14@GMAIL.COM (202) 577-8206

The Community Strategy Council will be composed of members from Land Bay III, which is not established at this time, Land Bay IV (The Arbors) and Land Bay V, which is the Groves. We serve as an advisory group for the Developer, I repeat for the Developer and not the HOA. The Developer reports to the Bondholders and we report to the Developer. The Operation Committee communicates directly with Mr. Aaron Goodman (HOA) for daily operations. Right now, the Community Strategy Council is comprised of Two Subcommittees, which is Land Bay IV and V working together as one council.

Purpose of the CSC is created by Kent Farm Holdings LLC, Developer, on behalf of the Bondholders for the Farms of New Kent. The CSC is to assist the Developer on the continuation evaluation of the development conditions and to plan for and actively engage in the strategic development and growth of Farms of New Kent-B (FONK-B). Our sole purpose is to be an advisory in function and we are not permitted to enter into any contracts or make any financial commitments or expenditures without the approval of the developer. So, our positions has to do with (1) Planning, we're to develop a strategy goal and objective for the use, on going maintenance of, improvements to, the common property and amenities of each Land Bay community. (2) Coordinating Function, for different various public and private sector entities to promote active and appropriate development of the FONK-B community interest groups to include:

- The Farms of New Kent Community Development Authority, the New Kent County Economic Development Authority, the New Kent County Planning Commission, and the New Kent County Board of Supervisors.
- And other neighborhood communities and associations.

If I was going to talk about the future plans for the Community for Land Bay IV (The Arbors), I would refer you to the Master Plan that is posted on the Facebook page for the Arbors.

- Phase I completed with 129 Homes
- Phase II in the progress of being completed with 171 Homes
- Phase III haven't started but it will additional 195 Homes
- Remaining of the Property for the Arbors is set for Commercial property, which is the wooded land between the entry of the Arbors on the left-hand side of the Pond and stretching over to the Firehouse and going all the way back to the land that stops for the Phase Two development of the Homes, which is DR Horton Homes. At

this time, we have no information about what potential commercial business will be developed on this land.

- Now, with the development of the Arbors property as far as amenities for 2022 and 2023, I can refer you to the Arbors Newsletter that was established by the Operations Committee referring to Streetlights, Pool, Clubhouse, Pond Foundation, and the Potential Tot Lot Expansion for completion.
- Again, to my knowledge, nothing at this time with information for commercial development has been decided for the remaining of the property for commercial use. However, plans change all the times and some information we are just not privy to currently and it does not mean it won't happen. I'm sure with the potential growth for Land Bay III, IV, and V, it will definitely be some commercial business coming in within the next 5 years.