

FOUNDERS BRIDGE PROPERTY OWNERS' ASSOCIATION  
Board of Directors Meeting  
February 19, 2024  
Founders Bridge Community Center  
AGENDA

- I. Call to Order
- II. Business from the Floor
- III. Approval of Minutes - December 11, 2023
- IV. Treasurer's Report/CG Mgmt. Report-Nov/Dec 2023 Financials
- V. Committee Report:
  - a. ARC Report - Herman Mueller
  - b. Pool - Maria Durbin
  - c. Social - Laurel Rehorn
  - d. Communications - Maria Durbin
  - e. Grounds - John Cramer
- VI. Old Business
  - a. Ratify approval of any ground's projects between meetings
  - b. Playground upgrade update Spring 2024
  - c. Drainage/Erosion FBB -VDOT
  - d. Sign Pool Management Contract
- VII. New Business
  - a. Sec 5 grounds concerns/ No littering signs
  - b. Robert Baynes litter pick up/light inspection charges Sec 5
- VIII. Executive Session, if needed
  - a. Notice of Hearings - if any
- IX. Date of 2024 Meetings:

2/19/24, 4/22/24 Annual Meeting, 6/24/24, 8/26/24, 10/28/24,  
Budget Meeting, 12/9/24 - 6:00pm in the Founders Bridge Clubhouse.
- X. Adjournment

*Note: Audience members are welcome to address the Board during the Business from the Floor segment of the meeting. This section is intended to provide audience members an opportunity to give input to the Board of Directors. The Board will take any input under advisement but may not respond immediately as they proceed with the planned business of the Association. The Board reserves the right to limit this section of the meeting to a time they believe is appropriate.*

## FOUNDERS BRIDGE MANAGEMENT REPORT:

Submitted by Gabe Crouch

February 19, 2024

**Assessments:** As of 12/31/23, FBPOA had \$4,224.25 in past due fees, pre-payments were \$82,561.70 (includes builder assessments); Net to balance sheet **\$79,721.08 gain for the year.**

**Financial Reporting:** Nov/Dec financial reports were closed out on January 9, 2024, with an emailed copy provided the same day to the BOD.

**Investments:** As of 12/31/23, \$95,079.84 in regular DDA (checking) account. Current balance in Money Market/CD accounts is \$431,040.22. Total assets for the community including prepaids is \$443,558.36

**Resales:** January 1- December 31, 2023 there was 20 resales and 1 new sale closing received.

**2022** - YTD closings - 21 resale, 2 new sale closings

**2021** – YTD closings – 26 resale closings, 2 new sale closings

**2020**- YTD closings- 33 closings

**2019** - YTD closings – 48 resale closings, 8 new sale closings

**2018** - YTD closings – 32 – 15 new sales, 17 resales

**2017**- YTD closings 21– 6 new sales, 15 resales

**2016** – (Updated) 21 resale closings, 16 new sale closings –through 12/31/16 (total 37)

**2015** – 18 resale closings, 9 new sale closings

**2014** – 12 closings

**2013** – 19 resale closings, 5 new sale closings

**2012** – 19 closings

**2011** - 20 closings

**2010** - 18 closings

**Clubhouse Rentals:** : January 1—December 31, 2023 there were a total of \$2,900.00 in additional income.

**Homeowner Calls to Call Center:** There were 22 calls to our call center for the period. 15 calls received regarding accounts payable/receivable, 5 Clubhouse rental, and 2 other calls. This total does not include direct calls to Gabe, Maria or any associate at CGI.

**Invoices in StrongRoom:** On average 75 invoices were coded and either suspended, reviewed or paid from each month from: January 1, 2023, to December 31, 2023.