

Cornerstone Village HOA Annual Meeting minutes – March 4th, 2026

Meeting Called to Order: 6:00pm

Attendees:

President Melissa Carpenter {via phone}

Vice-President

Treasurer Danny Turner

Secretary Russell Turner

AGR Rep Chasidy Abadia

Received one proxy for this March 4th, 2026, meeting; no other members present.

Cornerstone HOA Board: All current board members will continue to serve in same position for next fiscal year.

Finances: financial report ratified at the February 4th, 2026, meeting,

Cameras: Cost of cameras for the dumpster area is \$195.00/year. Only must view if there is a problem, Chasidy will monitor.

Roofs: Roofer Ronnie Whaley will start roofing two buildings beginning in April 2026. The two buildings prioritized are located at the eastern end of the complex next to Liberty Drive. A fifty (50) percent deposit is required before the work starts. Black architectural shingles will be used for the new roofs. Balance will be required when work is completed. Two weeks is slotted for each building install.

Discussed how to proceed with requested work for unit(s). Tabled for further discussion until more information is gathered.

Discussed liens and foreclosures in process: 1 Unit is sold; Cornerstone HOA should be collecting around \$10,000 in dues from this Transaction.

1 Unit is in process of foreclosure.

5 Unit(s) are now with Law Firm of Carolinas to start the foreclosure process. 1 Units was also foreclosed and is now with the Secretary of Veterans Administration. Chasidy stated she is not

concerned with collection from this agency. All other accounts have less than a \$1,000 balance of dues owed.

Discussed illegal dumping: the one charge of illegal dumping currently open; board decided not to pursue. Chasidy has spoken with the attorney and learned that illegal dumping is a criminal offense. Board decided that if there is a next offense of illegal dumping the best course of action is to report this to Jacksonville Police Department and have this agency pursue criminal charges.

Board believes we are in somewhat better place than last year both financially and with starting some capital improvements.

Next meeting date not scheduled

Meeting adjourned 7:00pm