

# Park Charles South HOA Meeting Minutes

## March 10, 2026

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Board attendees: Michelle McCullough, Brandt Ehrhardt, Pam Cherie, Jerry Arrendale, Diane Distl, Theresa Leland, Katie Wilde, Sharon Bratton  
Guest in attendance: Ken Voss

Meeting began at 6:00 pm.  
Next meeting is April 14

Michelle recommended that the HOA Events Schedule be made electronic so that it can be added to and easily updated.

Mike has called the civil engineers several times with no response from Bax Engineering. Mike and Jerry will contact them to retrieve the drawings of our drainage system.

### Covenants and By-Laws

- Brandt reported that the sub-committee for updating the Covenants and By-Laws will schedule a meeting.

### Treasurer's Report

- Pam was unable to give the Treasurer's Report but she gave the balance of the accounts.
- Pam is unable to fulfill the treasurer's duties any further due to personal reasons. Sharon has offered to take over the position. She will meet with Pam for the transition. Jerry will give Sharon a key to the subdivision mailbox.

### ACC

- Michelle received a letter from a homeowner reporting that the home at 8 Bridgeport Drive is rented and being used as a home for transients. There are several cars with out-of-state licenses parked there at various time. Mike lives close by and says there are three to four elderly people that live there. The question came up "Is this a group home?". Michelle will call to see what the county says about it.
- Diane has nothing to report this month.

### Social Events

- The next event is the Easter Egg Hunt on March 28 at 10 AM. Volunteers should show up 9:15-9:30. Katie sent out the design for the new signs. More signs will need to be ordered.
- The Easter eggs will be filled by the Girl Scout troop.
- The Spring Garage Sale will be May 16.

### Grounds and Maintenance

- Medians were picked up of trash four times. The medians will be fertilized and 'weed and feed' soon.
- The county repaired all the median curb damage and storm drain damage that we reported.
- Mike and Jerry have been working on getting the tree that fell at the upper part of Lake Weatherby cut up and the brush hauled. Finished it today.
- Cut up the two large pieces of plywood that Matt uses when there is a Food Truck Night so the plywood is easier to handle.
- Cleaned out both lake drains that were full of debris.
- Burned two brush piles today after hauling a lot of limbs that had come down over the last couple of months.
- Total volunteer hours: 44

### Website

- Sharon volunteered to take over the subdivision website.
- Theresa made a motion to make Sharon the new website person. Jerry seconded the motion. Motion passed. Jerry will notify C&V of the change.
- Sharon noticed on the Ionos website that we have two websites for pcsouth.org. She will cancel the one that we are not using.

Theresa sent out the Meeting Minutes for February to all board members. There were no changes required. Brandt made a motion to accept the minutes. Katie seconded. Motion passed.

Meeting adjourned at 6:56 PM.

Theresa Leland