

APPROVED
CCCA Board of Directors Meeting Minutes
Community Clubhouse
April 9, 2026

Directors In Attendance:

Joel Armstrong, Lynn Coram-Allen, Bettye Davis, Vern Edwards, Irvin Johnson, Nehemiah Sanders, Alan Thompson, Lisa Vaughn, Charlie Whitehead, Lauren Wiggins

Directors Absent: (Excused)

George Granberry

A quorum was met and the meeting was called to order by the CCCA Board President, Alan Thompson, at 7:09 pm.

No Homeowners Forum was held.

Minutes:

- A motion was made by Charlie Whitehead, second by Joel Armstrong, to APPROVE the March 12, 2026 minutes. **APPROVED**

Treasurer's Report:

Presented by Joel Armstrong

- A motion was made by Charlie Whitehead, second by Lynn Coram-Allen, to ACCEPT the March 2026 Treasurer's Report - **ACCEPTED**

Committee Reports:

ARC (Vern Edwards)

- Looking for volunteers

Communications (Bettye Davis)

- The next publication of the CCCA Newsletter will include upcoming Spring events within Carlisle Commonwealth as well as some community events.
- There will be a Summer Newsletter

Facilities (Joel Armstrong)

- Dehumidifier for the pool restrooms purchased and installed
- Exterior Area Light and pool lounge chairs are forthcoming
- Clubhouse ceiling was resurfaced and the clubhouse then cleaned
- Fallen tree was removed

Joel Armstrong made a motion, second by Charlie Whitehead, to purchase supplies for the restoration of the female shower - not to exceed \$800 - **APPROVED**

Joel Armstrong made another motion, second by Bettye Davis, to pressure wash the tennis courts - not to exceed \$1000 - **APPROVED**

Finance (Lisa Vaughn)

- No report

Governance (Irvin Johnson)

- The Georgia legislature has made changes to the way Homeowner Associations operate. Senate Bill 406: Georgia Property Owners' Bill of Rights Act
- If signed by Governor Kemp, it will go into effect on January 1, 2027

Membership (Lynn Coram-Allen)

Social Events Committee:

- Movie Night is scheduled for Saturday, April 25, 2026, 5pm - 8pm
- Refreshments will be provided

Membership Committee:

- Looking for volunteers

Unfinished Business

- Community Standards - The CCCA Board encourages the residents of Carlisle Commonwealth to contact Code Enforcement (404-687-3700) should they notice tractor trailers parked at the former CVS parking lot located on the corner of Redan Road and South Indian Creek Road

New Business

- Speeding in Carlisle - the Board is investigating traffic calming devices due to reports of speeding within the Carlisle community.

Actions:

1. March 12, 2026 minutes - **APPROVED**
2. March 2026 Treasurer's Report - **ACCEPTED**
3. Supplies for the restoration of the Female shower stall not to exceed \$800 - **APPROVED**
4. Tennis courts powerwashed for not more than \$1000 - **APPROVED**

Meeting Adjourned at 8:52 pm

Certification of Approval:

These minutes were approved as a true and correct record of the meeting held on April 9, 2026.

Signed: *Lynn Coram-Allen*

Lynn Coram-Allen, Secretary

Date: May 14, 2026