

# Canterbury Glen Homeowners Association

*Meeting Minutes*

*March 28, 2022*

*7:00 PM*

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## **Attendees:**

|                  |                        |
|------------------|------------------------|
| Brett Meyers     | <i>President</i>       |
| James Rogers     | <i>Vice President</i>  |
| Jenny Dinh       | <i>Treasurer</i>       |
| Cindy Eckert     | <i>Secretary</i>       |
| Steve Wells      | <i>Member-at-Large</i> |
| Terry Waites     | <i>ACC Committee</i>   |
| Dennis Monefeldt | <i>Resident</i>        |
| Susan Morris     | <i>Resident</i>        |

## ❖ Secretary Report

- Secretary report approved as read and accepted.

## ❖ Treasurer Report

- New format for statement of activities report, including columns for budget vs actual for month and year to date (YTD). Expenses are in-line with anticipated expenditures. Electrical bill for February was twice as much as normal. Could anyone be using the power at the front wall? Board will be monitoring, when we can.
- To date, 63 out of 66 homeowners have paid the 2022 Dues.
- Some delinquent dues were collected so balance is higher than budget/anticipated.
- Remaining funds in checking account as of February 28 is \$19,898.15
- Reserve account balance as of February 28 is \$25,050.07.
- **Another Board member (Steve) to help with insurance renewal.**
- Reserve Account – Susan asked is there a desired balance to keep in the reserve? There is a list of anticipated upcoming projects/capital projects the reserves are considered for as well as potential incident deductibles. **Jenny to develop list for reserve fund minimum balance: Insurance \$2,000 deductible, cover checking account depletion etc.**
- Estoppel fee increase was good but still much lower than the current market for similar valued homes. Could add \$100 to estoppel fee and still be within market. And this would help add funds to the community. **Board makes**

**motion to increase estoppel fee to \$200 to move to market rates. Approved. Susan to verify \$200 is within market rate for estoppel fees and relay to Board.**

- ❖ ACC Report:
  - Walk through planned for April 11, 2022.
  - Any volunteers to join ACC are welcome.
  - Jenny requests to add to inspection list: improperly installed sprinkler heads.
  - Jenny requests we also research the ability to fine for non-compliance.
  
- ❖ Crime Watch Update:
  - No update.
  
- ❖ Social Committee Report
  - Next community event is the Easter Egg Hunt scheduled for April 16. Candy donations needed and same dad volunteer anticipated to hide eggs.
  
- ❖ Old Business
  - 1. Sidewalks
  - 2. Community cleanup day – Reschedule? Only remaining activities needed are the overgrown easement vegetation on sidewalks and pressure washing of community sidewalks.
  
- ❖ New Business
  - 1. Easter Egg Hunt (April 16<sup>th</sup>).
  - 2. Garage Sale – Selected Saturday April 23.
  
- ❖ Open Discussion
  - Ability to assess fines or liens for both late dues and/or unresolved ACC violations.
  - Topic for next meeting – Pond overgrowth needs to be addressed, as it may be a violation of SWFWMD.
  
- ❖ Next meeting – May 23 at 7pm. **James to reserve room.**
  
- ❖ Meeting adjourned at 7:59 pm.
  
- ❖ Motions from Meeting for Tracking Log:
  - *Board makes motion to increase estoppel fee to \$200 to move closer to market rates.*

**\*Bold indicates an action item**

*\*Italics indicates a motion to be entered on Board Motion log*