

Canterbury Glen Homeowners Association

Meeting Minutes

January 22, 2018

7:00 PM

Attendees:

Brett Meyers	<i>President</i>
Tom Eppler	<i>Vice President</i>
Steve Wells	<i>Treasurer</i>
Cindy Eckert	<i>Secretary</i>
James Rogers	<i>Member at Large</i>
Susan Morris	<i>ACC Member</i>
Ashley Gotsis	<i>ACC Member</i>
Sina Taylor	<i>ACC Member</i>
Linda Wizner	<i>Resident</i>
Paul Houser	<i>Resident</i>
Lou McCarty	<i>Resident</i>

action items indicated by **bold font*

- ❖ Elections – Current Board members agreed to hold office for another year, as no new residents volunteered. Incumbents will announce positions at next meeting.
- ❖ ACC Records – Linda to provide some old ACC requests, for the records. Steve has ACC records and can provide to Susan.
- ❖ Secretary Report approved as read and accepted.
- ❖ Treasurers Report approved as read and accepted.
 - 2017 Canterbury HOA Finance Report Review of November and December 2017.
 - Balance on hand as of December 31 is \$5,123.72.
 - Reserve Pool Account balance of \$28,993.17 as of December 31.
 - Transferred \$5,000 to savings in January 2018.
 - Estimated income \$17,448.72
 - 2018 Proposed Budget Presented. Separated Sunbiz fee as separate line

item. An increase in insurance was budgeted. Also separated Office supplies and PO Box fees. Legal fees removed from budget with intent to use reserves for any potential legal fees. Front wall signage upgrade not included as line item, but would be pulled from reserve pool. Added Miscellaneous line to budget for \$100. \$16,710 total 2018 proposed budget.

- It was discussed that planter signage and maintenance reserves should be identified in budget as a line item possibly in the escrow or reserve account. Funds used would be a capital investment in the planter or wall. The Board should also consider funding for stormwater culvert maintenance.
- Steve will plan to present reserve fund allocations at the next HOA meeting.
- Steve also wants to keep in mind the growing savings account, but do need reserves in case of unforeseen issues especially any legal incidents or activities.

❖ ACC Report:

- The ACC plans to look into signage proposal for front wall.
- The ACC plans to issue follow up violation letters this month.
- The ACC has discussed getting group mailboxes and the possibility for the mailboxes to be funded by the HOA. This topic will be further discussed at another HOA meeting this year.
- The ACC has discussed covenants and how to enforce compliance.
- Linda reported that you do not need approval for a roof replacement unless it will be a radical change. Susan says this a common sense issue, and thinks it does need approval. Brett agrees. The ACC has received three roof requests recently and have worked with homeowners to even provide documentation for the file and likely approval after work has started.
- Some home owners claim to have not received the first two ACC violation notification letters. The Board and ACC agree to begin sending certified letters to prove notification. If there is no reaction from certified letters, the ACC and Board can discuss next steps on a case by case basis.
- Linda informed the meeting that covenants are not legally enforceable and the only enforcement that is allowable is through liens.

❖ Crime Watch Committee:

- Nothing new to report.
- Linda reported that her neighbors asked her about an incident.

❖ Social Committee:

- Audrey has really taken the lead with the committee.

- Annual Easter Event in the planning stages.
- Planning for events at every major holiday, as we have been doing for the past few years. If anyone would like to volunteer their home or yard for an event, please let the committee know.

- ❖ Old Business:
 - Front wall signage – previously discussed
 - Cleaning up Canterbury Park Area – James, Brett, Jim, and Ashley to work this weekend to start cleaning the area. Anticipate 10 am on Sunday.

- ❖ New Business:
 - Discuss and vote for the new Board – previously discussed
 - ACC committee – Current members agree to volunteer for another year.
 - Deferred maintenance of culvert and drains – Maintenance is needed this year, especially before the rainy season but a contractor(s) is needed to provide estimate(s). Steve to check with the landscape contractor to see if they have any recommendations.
 - Front wall maintenance – foam cap and wall will need maintenance this year. The Board will consider replacing the foam with a type of stone or more durable material. Ashley also recommended that the Board consider inspection and possible electrical system improvements and sprinkler system valve enclosure, as the GFI tripped every night while decorated with Christmas lights.
 - Linda commented that every community project does not need to be discussed at the Board meeting. The Board can have committees to progress effort and present information for Board approval.
 - Ashley requests to decorate the front wall for Valentines day.

- ❖ Next meeting – March 19 at 7:00 pm.

- ❖ Meeting adjourned at 7:57 p.m.