

Canterbury Glen Homeowners Association

Meeting Minutes

May 21, 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>
Sina Taylor	<i>ACC Member</i>
Sharon Wyatt Norman	<i>Resident</i>
Paul Houser	<i>Resident</i>
Stacy Patrick	<i>Resident</i>
Sandy Robertson	<i>Power of Attorney for a Resident</i>

action items indicated by **bold font*

- ❖ Secretary Report approved as read and accepted.
- ❖ Treasurers Report approved as read and accepted.
 - One resident past due for several years and in foreclosure process. There will be a settlement amount to Canterbury HOA.
 - 5 HOA delinquent: 3 on Hubers Court, 2 on Isbell Lane. Steve and Cindy to coordinate reminder letters to those residents.
 - March: Bank receipts had an incorrect debit that was later credited. Paid liability insurance policy and sunbiz fee, as well as planter maintenance costs, social committee, etc.
 - April: Estoppel fee for Waites property 17439 Isbell received, paid Go Daddy fee, etc.
 - Balance on hand as of April 30 is \$8,958.93.
 - Reserve Pool Account balance of \$33,995.37 as of April 30.
- ❖ ACC Report:

- Susan provided ACC Committee Report handout, attached, and read during meeting.
- Incorrect return address is on ACC form. Fortunately, letters to old address get forwarded to new address. Cindy to edit ACC request form with correct address.
- Stacy Patrick request and pertinent information provided to Board for discussion at this meeting.
- Tom – does not disagree with color.
- Sharon - Paint color selection and approval is very subjective. The ACC and Board do not try to take an adversarial position.
- Sina – It is not about if the color is offensive or who likes or dislikes the color. It is about the decision being the ACC decision. ACC is here to help keep minimum standards. Residents and the ACC need to compromise and work together, not be adversarial.
- Stacy – there are no colors in the HOA guidance documents.
- Susan – there is a clause in restrictions about harmony and cohesiveness in the community.
- Stacy – She purposely picked a color in the community already. She has consulted with an attorney and that she would win this dispute in court. She would rather hire an attorney than change the color.
- Susan has done research and investigated this issue. The ACC did not make this decision lightly. Her concern is the continuity in the community. One violation does not allow another violation. Do not have the records to show if the existing green house was approved. Susan and the ACC does this to help the community retain their property values and took on this role to help the community and is following the current community deed restrictions. Deed restrictions apply to all homeowners.
- Tom – he may have approved color in the past, but he is not sure and there is likely no record.
- Brett – we need to allow the ACC to do their role. It is not personal. But the HOA will not fight it and waste money with lawyers.
- Susan – Before the ACC made a decision on the paint color, Susan took time to investigate other comparable deed restricted communities and none had such a dark color.
- Stacy and Sandy left the meeting.
- Susan - Stacy basing her case on ACC member not signing disapproval of ACC request. There was an unanimous decision by the three ACC members to disapprove the color. Susan verbally rejected request and handed back request form to Stacy. Stacy said she would resubmit.
- Sharon – was vice president of the HOA when they had an issue with Stacy and paint color before.
- Next meeting this week or next week to conclude this matter, as Library is

closing and cannot finish discussion.

- ❖ Crime Watch Committee: - Not discussed
- ❖ Social Committee: - Not discussed
- ❖ Old Business: - Not discussed
 - Front wall landscaping
 - Tree trimming along front wall
- ❖ New Business: - Not discussed
 - 4th of July Community Parade
 - Stacy Patrick (17402 Isbell Lane) letter to HOA and ACC Committee
 - Discuss sending out copy of HOA's By-Laws and Covenants, Conditions, and Restrictions to homeowners
- ❖ Open Discussion
- ❖ Next meeting – Determined via email after the meeting: July, 2018 at 7:00 p.m.
- ❖ Meeting adjourned at 7:57 p.m.