Minutes of Annual HOA Organizational Meeting held January 26, 2023

Meeting was called to order at 7:00 p.m. and a quorum was established

In attendance were:

Curtis Harreld-President, Roland Giener-Vice President, Patti Bowman-Secretary, Beverly Elko-Treasurer,

Lisa Harreld-Board Member, Renata Rosander- Board Member (Phone), Phyllis Argyros- Incoming Board Member.

The meeting minutes from the Annual Homeowners Meeting, January 17, 2023 are not yet complete but will be reviewed/approved by the Board at our next meeting.

Meeting minutes for December 2022 were approved.

Board of Directors and committees were discussed, welcome Phyllis to the Board.

Treasurer’s report was read by Beverly Elko-Treasurer and approved.

The additional fence panels have been installed and look great. We are waiting for the City of Ormond Beach to approve and close the permit.

Curtis needs to schedule camera system training for himself and Roland.

As of January 26 there are still 25 residents that have not paid the annual fees. Beverly has composed a notice to send out by email to the homes that have not paid. We will wait until February 7 to send out to allow time for receiving mail. There will be no penalty as long as payments are post marked no later than February 1. After February 1 there will be a late fee included each month.

A home on Grey Dapple was in the process of getting repainted without notification or approval. Fortunately the color was deemed acceptable and Leonard Ceckowski was able to get the owner the paperwork before completion and get it approved. Overall, more home owners are now submitting forms and getting approvals than before the OCT2022 Resolution.

The fountain on the south pond has been down for some time and is in need of repair. Renata received two quotes and the Board approved the lowest priced quote which was provided by Florida Water Features. Hopefully only the motor or the pump is defective, as replacing both will be in excess of $4000 and is not budgeted for this year.

The contact list for the homeowners, address labels, and the Yahoo Email list have been updated. Curtis will send the new list to the board members by February 4.

There are still a few residents that are in violation of covenants and by laws and can be addressed by letters to the individual homes. Ongoing parking violations may be addressed, although in some cases they are not HOA violations but City Ordinance violations. Nonetheless, homeowners can be notified before the city is called to enforce. This will be handled on a case by case basis.

The meeting was adjourned at 7:40 p.m.

Next board meeting is February 23, 2023 @ 7:00 P.M. at 22 Stallion Way