

# Glenwood Reserve HOA

## Meeting Notes

**DATE:** 07/08/2021 7:01 PM

Attendees: See attached

### **Chrissy -**

Meeting housekeeping see PP for items discussed

Introduction of the HOA Board and the ARC

First order of business Approval of minutes

Motion to approve - Bob Connelly

Second - Ray Parker

Motion passed to accept minutes from March meeting

### **Open Issues**

#### **Lighting -**

Discussion on the cost of lighting and the savings that could be had by changing to LED lights

Savings total of \$996 annually. LED light has been installed corner of Dunstable and Glenwood.

Chrissy to verify if there is a cost to swap out the lights ie., installation. Any opposition should be sent to the board via email. Chrissy explained that this is not for a vote, the Board can institute this cost savings feature for the good of the community.

#### **Speed limit reduction - Alex**

Alex explained the process, the Homeowners would vote to approve/disapprove.

#### **Discussion**

Lee - what is current speed limit? 35 mph

Proposal is to reduce to 25 mph

Chris Bellflower - would not want a speed limit sign in front of their home. Don't believe law enforcement comes back here often enough to make a difference.

Alex to check to see if the number of signs would change if we change the speed limit.

#### **Trail Clearing - Glen**

Glenn has been walking the trails and putting a map together. He will be gathering estimates for cost to clear once mapping has been completed.

## **Discussion**

Jay - used to maintain the trails, no one is using the trails. If they were being used we would not need to maintain them.

Chris - has only ever seen one person on the trail. Jason - Lot 17 a tree fell and someone has definitely been using the trail as they have cleared a path directly through our property.

Harlan - in the past they have not been kept clear if they were being used regularly they would require less maintenance. Cannot be removed as it is part of the plat.

Chrissy - suggests that a map for the trails may make them more attractive to use.

Terry - Prefer that a big trail not be a part of the back yard and allow people access to our properties. Prefer the trails be hard to see and access.

Mike - agree regarding maintenance of the trails not be done not really wanting to attract people from outside the neighborhood to come in

Lee - not wanting to give up the privacy of the community.

Rachelle - agree with the sentiments regarding the trails, not wanting strangers to have access to trails that also gives these strangers access to our property

Edward - says there are no trespassing signs that were installed by the Sheriff.

Mike - Incident, someone was riding a dirt bike on the trail and when told that this was not allowed, the rider was rude, not a good situation.

## **ARC forms**

The forms have been updated and are available on our site. New home builds should be sure to use this new form.

## **Contractor generator use -**

This is an ordinance governed by Volusia County.

## **Community Area Map -**

The Community area is housing 2 dilapidated picnic tables. We propose removing the 2 tables and not replacing them due to accessibility and liability issues.

Jay - Has run numerous people out of that area, not from the neighborhood.

If anyone wants to comment on this please send an email.

## **Closed issues -**

Maronda Homes Plans on the HOA website - side facing garages only

All bond insurance has been purchased.

All directors have completed the course.

## **NEW BUSINESS**

**Budget** - Glen

Initiation fees will not be a part a significant part of the budget moving forward since all the lots have been sold and this is only realized when a change of ownership takes place.

State statutes recommend contingency funds for unexpected expenses.

### **Bylaw Revisions -**

Motion to approve - Alex

Second - John Strauss

Vote - Passed by a majority

### **Declarations of Covenants, Conditions and Restrictions Discussion**

**Harlan** - suggest adding to 4.03 a note of charging an estoppel and initiation fees for new owners.

**Glenn** - suggest that appurtenants be defined in the bylaws and create a committee to define this.

**Harlan** - the HOA cannot selectively impose restrictions

Concern that golf carts are not allowed per 6.33.

Asking that we keep in line with what the county states in regards to the use of golf carts.

**Sandy** - maybe add a golf cart as an exception

**Harlan** - adding an exclusion for battery operated vehicles.

**Chris** 6.33 how can this be enforceable?

**Michael** - the HOA can fine a homeowner for driving a motor vehicle, it is unlawful to drive an unlicensed vehicle on a public road. There is a process to become a golf cart friendly neighborhood. Thinks that this should be removed from the deed restrictions.

**Glenn** - this is original wording not a change and if a change was wanted it should have been brought up before the meeting.

**Harlan** - you could just leave the common areas, roadways and right of way as the definition of where the motorized vehicles were not permitted

Motion to take to vote -Harlan

Second - John Strauss

Vote – Did not pass as there was not enough people to get to 2/3 vote

### **Fire Sprinklers 6.23 Issue**

**Chrissy** went over the background

ARC is waiting to approve the Maronda home plans due to their not having fire sprinklers.

**Ed Guard** - if we have no legal standing we should remove it

**Ray** - is there anyone who did not sign the documents while this was still in the HOA agreement. Why were the builders not made aware of the change in Volusia County.

**Chuck** - not happy that people were not told that the county had changed the rules regarding fire sprinklers.

**Lee** - very unfortunate for those that had to shoulder the expense

**Mike** - these fire sprinkler systems are not designed to put a fire out but to allow for a way to escape, this was why the county required it. More at risk of wildfire than a fire within the structure. Fire station down the road on Glenwood and there is a volunteer fire dept in DeLeon Springs.

**Ray** - our builder identified the fact that the county did not require the system, we provided the paperwork showing what we were bound by.

**Chrissy**- provided the cost for each homeowner if we need to retain an attorney

Motion to approve - John Strauss

Second Jon Nichols

Vote - Did not pass as there was not enough people to get to 2/3 vote

### **Driveways 6.28**

Proposed revision to change requirement to a minimum of 12 ft wide from 15 feet wide.

Motion - Stephen Snell

Second - John Strauss

Vote - Did not pass as there was not enough people to get to 2/3 vote

### **Discussion:**

**Michael**- 12 feet at the street don't think it will be wide enough.

**Ted** - states that 12 feet is sufficient at the lot line since most driveways are wider when you get near the house.

**Jay** - suggest having a flare at the road to protect the roads

**Steve** - homeowner is responsible for any damage to the road

**Chuck** - agree that flared apron should be noted on the document

### **Neighborhood Information**

**Chrissy** went over all pertinent information and tabled for discussion Lemon Street access

Talked about the possibility of using a Management Company discussed costs

**Meeting Adjourned at 9:26 PM**

<u>LOT#</u>	<u>OWNER</u>	<u>Attendance 7/8/21 Meeting</u>
1	Emma Soto and Helen Garcia-Paneque	-
2	Denise Cunningham	
3	Christopher Belflower	<u>x</u>
4	Edward and Marilyn Guard	<u>x</u>
5	Jonathan and Christina Nichols	<u>x</u>
6	Sandra J Colp 6328 73rd Street, Kenosha, WI 53142	<u>x</u>
7	Cynthia Bennington and Peter May	<u>x</u>
8	Charles Norris and Michael Boruch	<u>x</u>
9	Cynthia Bennington and Peter May	<u>x</u>
10	David and Martha Wingard	-
11	Donald and Suk Dinova	<u>x</u>
12	Jay Holder	<u>x</u>
13	Maronda Homes, LLC of Florida	<u>x</u>
14	Justin and Amanda Turner	-
15	Terence and Joanne Farrell	<u>x</u>
16	Terence and Joanne Farrell	<u>x</u>
17	Jason and Olivia Clifton	<u>x</u>
18	Maronda Homes, LLC of Florida	<u>x</u>
19	James and Elizabeth Hester	<u>x</u>
20	Maronda Homes, LLC of Florida	<u>x</u>
21	Eric and Michelle Holland	-
22	Alfred, III and Deborah Truesdale	
23	Donald and Judith Meyers Living Trust	-
24	Robert and Maritza Connelly	<u>x</u>
25	Ernst Jacobsen	<u>x</u>
26	Maronda Homes, LLC of Florida	<u>x</u>
27	Maronda Homes, LLC of Florida	<u>x</u>
28	Maronda Homes, LLC of Florida	<u>x</u>
29	Maronda Homes, LLC of Florida	<u>x</u>
30	Maronda Homes, LLC of Florida	<u>x</u>
31	Jean Isler	
32	Kitty Storm	
33	Maronda Homes, LLC of Florida	<u>x</u>
34	Maronda Homes, LLC of Florida	<u>x</u>
35	Ventura and Monica Gomez	

36	Kenneth and Shirlanne Bazemore	<u>x</u>
37	Mickey and Deborah Chavez	-
38	Mark and Rachelle Blackman	<u>x</u>
39	Chris and Sandy Chavez (536 North Stone, LLC)	-
40	Wilber and Gloria Corbin	<u>x</u>
41	Gregory and Michelle Herman	x
42	Kurtis Kennedy and Terrie White	
43	Lorenzo Salas	
44	Michael and Lora Horan	<u>x</u>
45	Shuman and Ferrentino Construction, Inc.	-
46	Maronda Homes, LLC of Florida	<u>x</u>
47	Donald and Andrea Millett	-
48	John and Dianne Strauss	<u>x</u>
49	Stephen Snell	<u>x</u>
50	Michael and Soccorro Matcovich	<u>x</u>
51	Lee and Charlene Arcadipane	<u>x</u>
52	Alexander and Pamela Koller	<u>x</u>
53	Donald Ray Parton and Deborah Diane Parton	<u>x</u>
54	Parker Family Living Trust (Ray and Claudia) 1800 Glenwood Reserve Dr	<u>x</u>
55	The Glen W. Moore Revocable Trust	<u>x</u>
56	Ricky Stallard	-
57	Peter and Darlene Wojtas	-