

Glenwood Reserve HOA Board Meeting  
PO Box 2004DeLeon Springs FL 32130

Date: July 13, 2023

Present: Chrissy Nichols, President, Anne Rothenberg, Shirlanne Bazemore, Treasurer  
Absent: Maritza Connelly Vice President

Start time: 0903

Open Issues:

Chickens: There has been interest with residents in the neighborhood that would like to have live chickens on their property. Chrissy Nichols did preliminary research with the county and it appears that our neighborhood meets the criteria to change the PUD and allow chickens on the properties. Chrissy will go to the county to determine all the costs associated with the change and ensure that we can meet all the county requirements for approval. The initial cost to change the PUD is $315. Chrissy will verify if there are additional costs. Any changes to the Covenants and Deed Restrictions would need to go for an official vote.

Fire Wells: The annual fire well inspections were conducted, the fire well at 1702 Chelmsford did not have electricity and was red flagged. The electrician came and cutoff the rusted locks and found that the breaker needed a reset. Working properly now and will be reinspected. Pursuant to the lock being rusted and unable to be opened a decision to purchase brass locks to prevent this from occurring in the future has been made. Shirlanne is going to Ace Hardware to make the purchase of the lock and they will all be keyed the same. It was also discussed that we should ask for volunteers within the neighborhood that could check the fire wells on a monthly basis to ensure that they are in proper working condition. This will serve as an added protection for our community. Chrissy will be sending an email to all the members to ask for volunteers.

Financial Update: Shirlanne provided an update to our financial update. We are under budget YTD in the amount of $175, projected YE operating cash balance is $7265. Last year we ended with $9394, however we had $5000 in legal fees this year that are not a recurring cost.

Summer Party: We are hosting a summer party at 3536 Dunstable Dr, on July 29 5-7PM. Appetizers and games. Chrissy is creating an invite to go out to all the members shortly.

Signage: Chrissy has the signs and she will follow up with Alex to have them installed when he returns from vacation.

Violations: The car at 3515 Westford has been moved so no violation currently exists. The paint at 3540 Dunstable was approved as a white color, the paint applied is not as approved. A violation letter will be sent to the residents, this letter should come from the ARC, a they are the approval authority for construction plans. It was discussed that all violations need to be addressed to ensure that Covenants and Deed Restrictions are adhered.

Shipping container: 3505 Tyngsbourgh Dr, had a shipping container delivered. This is in violation of our Covenants and Deed Restrictions as well as County restrictions. The County has been contacted and they will be addressing the container with the homeowner. We will also be contacting the County regarding the chickens and rooster.

Time of meeting: Discussed changing the meeting date and time. Wednesday does not work for Shirlanne and Thursday @9 does not work for Maritza.

Leasing restrictions: Need to discuss where we stand on leasing restrictions and possibly include this with the chicken change to bring both for a vote before the members

Adjourned: 0938AM

Respectfully submitted, Approved

Maritza Connelly, Secretary Date:051123 Chrissy Nichols, President Date: