

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

Date: December 2, 2024

Present: Chrissy Nichols, President, Anne Rothenberg, Vice President, Maritza Connelly, Secretary, Shirlanne Bazemore, Treasurer  
Members present: D Viola, D Saffran, Don Dinovo, Jon Nichols

Start time: 633 pm

Open Issues:

* Agenda error: Today’s agenda had an error on it. The secretary’s position is the one that will be open in 2025.
* Note: Anne Rothersberg ha not provided the certificate of training that is required for all folks on the Board of Director’s. If we do not receive the certification by the end of day today the Board will proceed with a suspension.
* Financial update: Shirlanne updated the status of the finances to date. Legal fees have impacted our budget. Shirlanne evaluated the current budget line item for legal and has drawn 3 scenarios to for the 2025 budget. The first would keep the line item at its current level the other 2 would increase the line item incrementally

Discussion: Anne claims she does not think we need to increase dues for legal because the ARC has not followed state statutes regarding violations of deed restrictions. Chrissy explained that an application for anything permanently constructed on a property requires an ARC application. Chrissy also explained that historically the ARC has never met as part of our monthly meetings, following the way business had been conducted. Anne insisted that the ARC was not following state statutes constituting the additional legal fees. Maritza said that since Anne claims the ARC was not following the state statutes, as VP, she was not functioning in the best interest of the HOA in not ensuring that state statues were being followed.

* ARC report: D Viola, Chairman of the ARC, explained how the ARC will operate moving forward. When an ARC submission is submitted, it will be reviewed for completeness and accuracy of information by the ARC. Then the ARC will review the submission to ensure it meets all the guidelines prescribed in the Bylaws and Deed Restrictions. Then the ARC will make the recommendation to either approve/disapprove the application.
  + John Saffran submitted a request for a shed (resin). The paperwork was not complete. The ARC has requested the additional information.
  + Jason Clifton requested a paint approval for the retaining wall at his home and a rear retaining wall. Both were approved.
  + Anne suggested that a fine be instituted for any member that does not submit an application to the ARC as prescribed in our Deed Restrictions.
  + These new standards for the ARC will negate the current 14 day approval that is in our deed restrictions. Every submittal to the ARC will be discussed at the next Board meeting after the submittal date.
  + Chrissy asked about terms for the members of the ARC and D Viola said he would research as there currently is nothing in our bylaws or deed restrictions.
* Updates to the Deed Restrictions from the changes to the state statutes have been made. They still require a vote to make the changes permanent in the deed restrictions.
* David to review the verbiage in our documents regarding ARC portion of our documents, in the hopes of making them clearer.
* Maritza suggested making a Frequently Asked Questions to the Welcome Letter package to inform new members
* There is an electrical issue at the front entrance that requires a fix. Martiza to reach out to an electrician to make the repairs.
* Christmas Decorations for the front entrance have not yet been installed. Chrissy to send out a FB notification to our FB page to see if any members are interested in putting up the decorations we have.
* Agenda items for January meeting:
* Budget items, potential dues increase for 2025
* ARC update and submittal discussions

End time 737pm

Respectfully submitted, Approved

Maritza Connelly, Secretary Date:120324 Chrissy Nichols, President Date: