

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

Date: April 11, 2024

Present: Chrissy Nichols, President, Anne Rothenberg, Vice President, Maritza Connelly, Secretary, Shirlanne Bazemore, Treasurer  
Members present: J Strauss, D Dinovo

Start time: 0903

Open Issues:

* HOA email, the email needs to be reviewed and each email should be placed under the folder for that lot number, Maritza to begin working on this. Additionally, whenever an email has a response submitted it should also contain a BCC so the other members will note that a response was completed
* Chicken update – Chrissy has a meeting on 041224 to review what steps need to be taken to amend the RPUD. There is a financial obligation if the HOA decides to move forward. It was decided that before we can move forward with amending the RPUD, there needs to be a vote taken on Deed Restriction 6.11 that currently has a restriction on poultry. To make this change 75% of the Lots must approve the change. J Strauss asked why we were even looking at this and we advised that there had been enough interest from property owners that we ha to open for discussion.
* Rentals Volusia County currently has restrictions in place and the President believes this is enough restriction that additional restrictions are unnecessary.
* Late fees for HOA dues. The Board has decided that in addition to the 18% per annum that is in our documents, we will also impose a 10% monthly fee of the total HOA fee for every month that there is nonpayment of the HOA fee.
* Chrissy to file SunBiz before end of April to avoid late fee
* Chrissy to send to Kelly Linz information regarding Bonfire request that she had previously made
* Chrissy will reach out via telephone to the Lot that still has nonpayment of HOA fee
* There are 2 Lots with nonpayment of HOA fees currently, a second late notice is being mailed to those lots
* Clean up Day is April 20 and a flyer is going out Maritza to complete

Meeting adjourned: 0949

Respectfully submitted, Approved

Maritza Connelly, Secretary Date:020824 Chrissy Nichols, President Date: