

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

Date: January 13, 2025

Present: Chrissy Nichols, President, Anne Rothenberg, Vice President, Maritza Connelly, Secretary, Shirlanne Bazemore, Treasurer  
Members present: D Viola, D Saffran, Don Dinovo, J Flowers, K Storm, M Biscoe, Chuck & Mike, J & C Perez, D Saffran, J & M Poling, A Brown, J Shepherd, A Eigner, G Moore, A Koller, J Clifton

Start time: 635 pm

Old Business

* Agenda error: Today’s agenda had an error on it. The secretary’s position is the one that will be open in 2025.
* Motion to approve December meeting minutes made by C Nichols, seconded by M. Connelly and approved by the Board.
* Budget update: Shirlanne reported the biggest ticket item this year were the legal expenses incurred over the violations of deed restrictions that required involvement of the HOA attorney. She also reviewed the 3 options for HOA dues for 2025. She recommended increasing the dues to cover the shortage on the legal line item and to cover any additional legal costs that may result in 2025, to avoid another shortfall. Members questioned why legal was so high this year and they were advised the legal fees were a result of the Board being unable to resolve a violation to the deed restrictions with the homeowners.
* VP suspension A Rothenberg, failure to complete the Statute requirement of HOA Board member training. This was tabled until the next HOA board meeting.

New Business

* Maritza not running for new Secretary term. Will make a bulleted list of the responsibilities and needs of secretary
* Chairman of the ARC stepping down effective January 31. Need volunteers for this committee.
* Reviewed the suggested edits to the deed restrictions, to reflect the current updates to the state statute.
* Asked that the 2023 budget be uploaded to the HOA website
* A Brown stated that the individual homeowner should solely be responsible for every cost related to their violation. Explained that until a violation is adjudicated know costs can be recouped. We received advise from our attorney that the language in our bylaws needs to be shored up to better reflect the ability to recoup costs for violations. Chrissy made a motion to table the discussion regarding the bylaws and deed restrictions be tabled the next HOA meeting.
* D Viola went over the ARC submission requirements for all homeowners.

End time 737pm

Respectfully submitted, Approved

Maritza Connelly, Secretary Date: 0120/25 Chrissy Nichols, President Date:

Follow-up:

Maritza Connelly and Shirlanne Bazemore contacted ProLicense, our education provider for Board Members and they responded that A Rothenberg has not completed the course therefore no certificate is available.

Anne Rothenberg submitted her resignation of her role as Vice President to the HOA on January 30th. Based upon her resignation, the board appointed Jessica Flowers as her replacement through March 2026.