

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

Date: August 12, 2024

Present: Chrissy Nichols, President, Anne Rothenberg, Vice President, Maritza Connelly, Secretary, Shirlanne Bazemore, Treasurer  
Members present: J Clifton, A Eigner, J Shepherd, M Brown, A Rush, M Herman, D Viola, J Nichols, F Torres

Start time: 632 pm

Open Issues:

* Budget update: Shirlanne gave her financial update, mention was made that Millet’s HOA fees were still due and the father had just completed probate and those monies would become paid at the closing. A preliminary budget will be forthcoming shortly. Due to the new state laws regarding the usage of a debit card, the HOA will be applying for a credit card through or bank.
* Changes to Deed Restrictions based on new laws: Anne reviewed the state law change and determined that only 2 changes were necessary to the deed restrictions.
  + 4.08 – change to 18% per annum
  + 6.12- remove the rear yard from the verbiage
* Maritza to make those changes and prepare them to then vote to have those changes made permanent
* Dunstable house – per the owner the construction is complete and the house will be placed on the market as soon as a COO is attained. We will be sending a letter advising that the 9 months timeframe within our deed restrictions has been surpassed.
* Shed violations- the ARC followed all the prescribed steps that in our deed restrictions with no resolution to the 2 shed violations. There was much conversation from Anne regarding her stance on the violation. Chrissy suggested a compromise.
* Summer party- Sep 22 or 29 are suggested as dates as soon as the venue is secured an invite will b sent. The HOA will provide meats for the event.

Meeting adjourned: 733 pm

Respectfully submitted, Approved

Maritza Connelly, Secretary Date:081324 Chrissy Nichols, President Date: