

**Chateau in the Pines  
Homeowners Association, Inc.  
Board Meeting Minutes:  
26 March 2024**

**Board Members present:**

Jesse Biron, Vice President  
Marissa Baker, Secretary  
Stephen Campbell, Treasurer  
Jeni McCarthy, Director

**Absent**

Debra Marshall, President

Lief Johnson from CAM management was also present along with several owners.

**Call to Order:**

Meeting was called to order at 5:49 pm at the pool by Jesse Biron.

**Proof of Notice:**

The meeting notice was posted in accordance with FL Statute and the By-Laws on the mailbox bulletin board, and Chateau in the Pines website.

Approved prior meeting minutes – Sep 2023, Oct 2023, Nov 2023, Jan 2024. Jeni motioned to approve all, Marissa 2<sup>nd</sup>, other members in favor.

**Officer/Committee/Management Reports:**

Lief (CAM) – Reserve Study explanation – what is the purpose, value to a community, general cost.

Jesse – Updated on work done to fill potholes, trim trees and landscaping, repair the pool fence. Explained to present owners that there is a scrapper he can contact for large items left by the dumpster, at no cost to HOA.

Marissa – Provided update HOA website monthly traffic (138). Less than previous meeting report.

Stephen – Current delinquent units (30 days or more) – 8 units.

Jeni – FPL has fixed broken streetlight near front of the community.

**New Business:**

- a. Ledger reconciliation / close for 1 unit: Jesse motion to close ledger, Marissa 2<sup>nd</sup>, all other members in favor.
- b. Demand letter vote for non-compliance with roof mandate: 5 units total – Jesse motion to consider each unit, all members voted Yea for all 5 units.

**Questions from the Floor:**

Present owners and board members discuss the idea of action committees to assist with certain upkeep of the community.

**Adjournment:**

There being no further business to come before the Board, the meeting is adjourned at 6:31 pm by Jesse Biron.

These minutes were taken by Marissa Baker, Secretary.