

**Chateau in the Pines I Homeowner's Association, Inc.**  
**Board Meeting Minutes 29 October 2024**

**Board Members:**

Debra Marshall, President  
Stephen Campbell, Treasurer  
Jeni McCarthy, Director

**Not Present:**

Lief Johnson, CAM  
Jesse Biron, Vice President, Acting Secretary

Eight owners present

**Call to order:**

Debra called the meeting to order at 5:32 PM, poolside.

**Proof of Notice:**

Meeting notice posted on 10/27 in accordance with FL Statute and the By-Laws, at the mailbox bulletin board.

**Minutes:**

Jeni moves to approve the minutes from the September Board meeting (reviewed via email).

- All in favor

**Officer/Management Reports:**

**Steven:**

- Net income negative but improving

**Jeni:**

- No new information; monthly bulletin board information solicited

**Debra:**

- Reviewed some of the main points for Lief (Insurance, Budget and 2025 Dues, Reserve Study)

**Unfinished Business:**

**New Lawn Service Proposal:** All in Favor, **motion passes**. Lief will proceed with notifying Myers of termination; new service (Hunter) will begin with the new year. There is no change to the budget.

**New Business:**

The following items were ratified by the Board:

- **Pest Control:** The Board **voted unanimously to shop for a new vendor**. Jeni volunteered to find two additional vendors and to interview them, to bring to discussion at the next

meeting.

- **Fencing Proposal:** The Board solicited bids from two vendors. Only one returned a proposal. The Board **voted unanimously to accept the bid from BB Trees** to tear down and replace the front fence. The job will be in two phases. The first will occur soon, with tear down and haul away. Early in 2025, the fence will be replaced. To save funds, the Board elected to shorten the length of the fence by about 40'. The vendor has been notified and will begin as soon as he can schedule for tear down and haul away.

### **Questions/Comments from the floor:**

- A general discussion was held with the Board and all owners. Topics of discussion:
  - The ongoing deficit of owner dues and timely monthly payment that is straining our budget
  - A community clean-up day (which will tentatively be scheduled for early January)
  - Progress/status of roofing jobs
  - General cost increases in dues and master insurance.

### **Adjournment:**

There being no further business to come before the Board, the meeting is adjourned at 6:01 pm by Debra Marshall.

*These minutes were taken by Jeni McCarthy, Director, Chateau in the Pines HOA.*