

**Chateau in the Pines
Homeowners Association, Inc.
Board Meeting Minutes:
23 January 2024**

Board Members present:

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

Lise from CAM management was also present along with several owners.

Call to Order:

Meeting was called to order at 5:30 pm at the pool by Debra Marshall.

Proof of Notice:

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

Minutes:

Officer/Committee/Management Reports:

Jim (CAM) – Provided update on communication with Brown & Brown regarding working on the master policy.

Jesse – Updated on work done by landscaping regarding clearing blocked swales, the overgrowth of foliage in/around the retention pond. Working on communication with Dept of Transportation regarding holes behind building 48. Mall management communication continues regarding the hole in the fence.

Marissa – Provided update on changes and improvements to the HOA website, as well as monthly site traffic (244).

Stephen – Waiting to receive December financials to provide report.

Jeni – Provided and update from Legal regarding delinquencies. No update on streetlights from FPL. No update on power washing.

Debra – Asked all board members to sign a Code of Ethics (which can be found on the website). Noted that Stephen and Marissa have completed their course certification. Provided additional updated regarding delinquencies and roofing issues.

New Business:

Newsletter – Debra moves to bring the Newsletter to discussion, all members are unanimous.

The members discuss creating a monthly Newsletter versus posting all new information to the website.

Jeni moves to remove the Newsletter from the Agenda, all members are unanimous.

Pot hole repair by MMG has been voted on, Jesse moves to Approve and all members are unanimous.

Adjournment:

There being no further business to come before the Board, the meeting is adjourned at 5:56 pm by Debra Marshall.

These minutes were taken by Marissa Baker, Secretary.