

Chateau in the Pines I Homeowner's Association, Inc.
Board Meeting Minutes 24 September 2024

Board Members:

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

Ten owners present

Call to order:

Debra called the meeting to order at 5:33 PM, poolside.

Proof of Notice:

Meeting notice posted on 9/20 in accordance with FL Statute and the By-Laws, at the mailbox bulletin board.

Minutes:

Debra moves to approve the minutes from the March Board meeting (reviewed via email).

- All in favor

Officer/Management Reports:

Jesse:

- No Updates at this meeting

Steven:

- Net income negative but improving

Jeni:

- Asks for suggestions for the community bulletin board

Debra:

- 200+ views to the website in the past 30 days
- 250+ emails answered in the past 30 days
- Budget and insurance discussion moved to end of meeting , combined with questions/comments from the floor

Unfinished Business:

Tree Maintenance Expense: All in Favor, motion passes

New Business:

The following items were ratified by the Board and voting record filed with CAM:

- **Legal expense for Covenant interpretation** (Board discussion occurred via email): All in Favor, motion passes.
- **Legal Demand Letter** (Board discussion occurred via email): All in Favor, motion passes.

- **Arrears/Notice to Lien Board Letters** (Board discussion occurred via email): All in Favor, motion passes. **The Board will proceed with collections against all delinquent owners in accordance with applicable law. The Association will proceed with collections until all amounts owed to the Association are paid in full.**
- **Offer from Attorney re: Foreclosure** (Board discussion occurred via email): Rejected, Board unanimously votes to reject offer.

Raffle:

A raffle was held, and owner Bob won a fence stain kit.

Questions/Comments from the floor:

- Mark K. inquired about Citizen's as a potential carrier for our master policy next year. In discussion, Debra elaborated on a potential path forward for Citizen's eligibility, and the costs associated with doing so. Also discussed was the progress the community has made with our roofing requirements.
- Lucille C. mentions that she feels Myers is not doing a good job with edging and overall lawn maintenance. Debra shared with the members that we are switching to a new lawn maintenance company in January, at no additional cost to the association. The new company has already been interviewed, walked the property and submitted a proposal that's in-line with the current budget.
- Bob C. asked about our maintenance contract and associated expenses. We discussed how we could trim that cost and discussed the need for the community to pitch in to reduce maintenance costs.
- Bob C. asked about our 2025 budget, and discussion ensued about the unknown of insurance and the potential for increased dues next year. Debra explained that while we are better positioned this year than last, we still need to have our reserve study completed (scheduled for mid-October), and we still have a big unknown with master insurance costs.
- Maureen C. inquired about the violation process and discussion was held about how items get added to/removed from the list.
- Donald R. suggested that we have a community clean-up day. Discussion was held and volunteers were requested. None stepped up.
- Susan S. asked about shakes and roofs, and some clarifications were made by Debra. Susan also inquired about our insurance and how it fits with owner policies.

Adjournment:

There being no further business to come before the Board, the meeting is adjourned at 7:09 pm by Debra Marshall.

These minutes were taken by Jesse Biron, Acting Secretary, Chateau in the Pines HOA.