PLYMOUTH CREEK ESTATES HOA

Board of Directors Meeting Minutes

August 1, 2024

6:30 p.m.

1. Call Meeting to Order: Jonathan Torres, President called the meeting to order at 6:30 p.m.

2. Verify Quorum: Quorum verified – Jonathan Torres, Cheryl Higgins, Ellisa Lugo,

Roseanne Miller, Ginny Bentley present from Board of Directors.

3. Approval of May 2, 2024 Meeting Minutes: Jonathan made a motion, seconded by Ellisa,

to approve the minutes from the May 2, 2024 BOD Meeting.

**Motion approved unanimously.**

4. Treasurer Update: Roseanne presented a current Treasurer’s report, with the current

budget and proposed budget for 2025.

5. Welcome Letter for new homeowners: Cheryl presented a proposed Welcome Letter

from the HOA to be given to new homeowners moving into the community. The Board

felt that it would feel welcoming for an HOA Board member to hand deliver this

letter to the new homeowner. Jonathan made a motion, seconded by Cheryl, to approve

the Welcome Letter, as proposed.

**Motion approved unanimously.**

6. HOA Rules: Cheryl stated that the HOA has the option to establish Rules to provide

clarification and consistency regarding established Covenants rules already included in

HOA Declarations. These rules do not add any additional requirements. Cheryl presented

a document, entitled Plymouth Creek Estates Rules, listing rules for clarification to the

HOA Board for approval. Jonathan recommended the Rules document include a note

regarding items that are not HOA responsibility. Cheryl made a motion, seconded by Ellisa,

to approve the Plymouth Creek Estates Rules document with the edit recommended by

Jonathan.

**Motion approved unanimously.**

7. HOA Community Update Flyer: Cheryl provided a draft of the August Community update

and advised that website hits did increase following the March Community update and

suggested we continue periodic updates posted on the website. Ellisa made a motion,

seconded by Jonathan, to approve the August Community update.

**Motion approved unanimously.**

8. Preparation for Annual Meeting: The Board agreed that the Annual Meeting for

Plymouth Creek Estates HOA will be September 16, 2024, 6:30 pm at Reach Church,

31431 Payne Rd., Sorrento, FL 32776. Jonathan made a motion, seconded by Cheryl,

for the Annual Meeting to be September 16, 2024 . **Motion approved unanimously**

Page 2

Non-Agenda Action Item: Evan Goodro, homeowner of the home on Oak Lane, presented a General Release and Indemnification document from his lawyer stating the official Public Records of Lake County that removed and de-annexed the real property owned by Evan Goodro and Alicia Goodro from Plymouth Creek Estates. A new Platt is not needed. Jonathan made a motion, seconded by Cheryl, to accept the above referenced document and finalize this action.

**Motion approved unanimously.**

9. Meeting Adjourned: Motion made by Jonathan, seconded by Cheryl, to adjourn the

meeting at 7:45 p.m.