

The Chase News

**Canterbury Chase Homeowners Association
January 2025**

Happy New Year to all of You!

Board Members

President: Wayne Brockhum 813-830-8777

Vice President: Scott Weber 941-321-8480

Secretary: Jerry Shaw 727-798-3826

Canterbury Chase January Meetings

The HOA Board of Directors will hold their next meeting on Tuesday, January 21 at 7 pm at President Wayne Brockhum's home, 11623 67th Ave.

The regular Membership Meeting will be held at St. Anne's Episcopal Church meeting room on Thursday, January 23 at 7pm.

List of Future HOA Meetings and Events

March Board Meeting 3/17 HOA Meeting 3/20

April Board Meeting 4/15 HOA Meeting 4/17

CCHOA Community Garage Sale Sat. 3/22

Messages from the Homeowners Board

Important Notice

This may be the last paper newsletter that we will be distributing!

Please go to our website at www.canterburychase.com, click on the newsletter tab at the top of the page, (accept the "cookies" notice if it pops up) and then sign up for e-delivery of the newsletter, and future notices from the Board, in the box to the left of the "sign up" tab. You will receive a confirmation email once you do that, and after confirming you will automatically be added to the newsletter and neighborhood announcements list.

Going Forward, newsletters and membership dues invoices will all be delivered via email or posted online, unless you request a printed copy from a board member. For your convenience you will also be able to pay your annual dues online by clicking on the "support us" tab at the bottom of the home page. Please note that dues are paid on an annual basis and run from June 1 to June 1 of the following year (i.e. 2025/2026 dues become due in June).

Important Notice # 2

The membership voted at the November meeting to proceed to update the membership directory for 2025. It was also decided that we would include the email address of any residents that wish to do so. If you have any additions, deletions, corrections, or emails that you want to have included in the updated directory, please email us by using the “contact us” link at the top of the home page. You may also email that information directly to cchoa@canterburychase.com.

Canterbury Chase Homeowners Association **November 21, 2024 Meeting Minutes**

- Meeting was called to order by HOA President Wayne Brockhum at 7:00PM
- 21 Homeowners were in attendance, including 3 current Board Members
Wayne Brockhum, Jerry Shaw, and Scott Weber
- September 18 Meeting Minutes were read by Jerry Shaw, Approved by members.
- **Committee Reports**
- Treasurer’s report given by Wayne Brockhum. Approved by members. It was announced that the Treasurer position is still vacant and the Board is eager to find a member to serve in that position. Wayne discussed the fact that we are currently spending more than we are taking in with only \$3600+ in dues taken in and more than \$4500 in estimated annual expenses. There was some discussion of the necessity of having the D&O insurance, but our current attorney has told us that he will resign if we don’t maintain it. We have given him a copy of our current policy for review. The Board of Directors is recommending that members approve an increase in dues, which was discussed by the membership. It was determined that the board, with that input, would have to decide on the appropriate increase.
- Secretary’s report: Jerry Shaw shared information on the new website and the process of signing up to receive future newsletters via email in order to save printing cost and time delivering the paper copies; which has become a problem due to a lack of volunteers to serve as Block Captains. (we get it, we are all busy these days!) He also emphasized the ways in which the e-delivery process can help knit the community closer together by providing information and announcements to the membership in the periods between meetings and newsletters.

Old Business

- Charlie Gilsinan volunteered to be the coordinator for luminary candle acquisition and distributions for 2024. Thanks Charlie, welcome to Canterbury Chase!
- Our constitution clearly states that the primary purpose of our organization is to “bring the community together.” Of course we are also tasked with enforcing the deed restrictions, but if that is viewed as our primary purpose it casts a negative light on our fellowship. One way that the HOA has accomplished this fraternal objective in the past is by hosting an annual dinner even for our members.

- Initial estimates for reinstating the traditional HOA dinner event came in at around \$3,000, or \$30 a head, for up to 100 neighbors on a first come first served reservation basis. The Board of Directors is suggesting they could potentially split that cost with participants on a 50/50 basis if we can get our financial situation back in the black. For that reason, it was also agreed by the board that the earliest it could be scheduled would be next fall, or spring of 2026, once it is clear that we are meeting all of our other obligations.

The membership was advised that a certified letter was sent to certain residents on 66th Avenue that they must cease and desist from parking on their lawn. They were notified that if the situation is not adequately resolved by the January meeting, it will be turned over to our attorney for legal remedy.

- Pres. Wayne reminded members that we are making every effort to assist in the cleanup efforts from the Oct. storms, but that people must keep brush out of the streets and on the right of way if they want it to be picked up. Additionally, any bagged debris or leaves must be picked up by the resident's garbage carrier.

New Business

- Angie DeCesare has agreed to coordinate future community garage sale efforts, with the earliest target date for the spring of next year. Many thanks to Angie for volunteering to help us with reinstating that Canterbury Chase tradition.

Meeting was adjourned at 8:15PM

Canterbury Chase Homeowners Association

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