

The Chase News

Canterbury Chase Homeowners Association

November 2024

Board Members

President: Wayne Brockhum 813-830-8777

Vice President: Scott Weber 941-321-8480

Secretary: Jerry Shaw 727-798-3826

Canterbury Chase November Meetings

The HOA Board of Directors will hold their next meeting on Tuesday, Nov. 19 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, Nov. 21st at 7pm.

List of Future HOA Meetings and Board Meetings

No Meetings in December. Happy Holidays!

January Board Meeting 1/21 HOA Meeting 1/23

March Board Meeting 3/17 HOA Meeting 3/20

April Board Meeting 4/15 HOA Meeting 4/17

Messages from the Homeowners Board

- 1) Please be alert. We have had "porch pirates" in the neighborhood, one of whom was detected on a ring doorbell even checking to see if the front door was locked. The 14 year old perpetrator has been arrested, but we all need to be on the lookout for strangers in the neighborhood. If you see something, please call 911 and report it.
- 2) Dumping of bagged storm debris on 119th St. along the County's fenced off property is not only a violation of County statutes, punishable by up to \$500 fine, it is also completely unnecessary and disrespectful to our neighbors who live near that area. Please don't do it. If you did it, please make arrangements with your garbage carrier or an independent hauler to have it removed. The County is telling us that they will only be picking up large tree damage, and it may even be a while before we get high enough on the pecking order for that to take place. They are asking that we bag leaves and loose storm debris and contact our garbage carrier for that to be picked up.
- 3) We will not be sponsoring the traditional Halloween and Christmas decorating contests, principally due to the messes that many of us, including our friends and associates, are dealing with as a result of two of the most devastating storms that our region has ever experienced.

4) At a recent meeting with our legal council, Richard Zacur, Esq., the board has been advised that we should always keep in mind that we are not legally a section 720 "Homeowners Association." Rather, we are actually a 617 Non Profit Corporation, which was created in 1971 before there was even such a thing as a "Homeowners Association." As such, he was unequivocal that none of the new statutes governing Homeowners Associations (i.e. section 720 entities) in the state of Florida apply to us. We are an "association" in name only, not as a legal entity. Furthermore, we are advised that our deed restrictions are nevertheless binding and enforceable for all members of the community who acquired property here after we formally registered our non-profit corporation with the state of Florida in 1995.

As such, according to Mr. Zacur, so long as the Board of Directors, and/or the membership, has clearly defined the terms of the deed restrictions, they are enforceable as such, without changes, and that none of the new state 720 HOA rules or definitions are applicable. This includes the false idea that was recently circulated of being allowed to put free standing sheds/boats etc. in back yards, as well as proposed overriding definitions of what is and isn't a "commercial vehicle" etc. If residents have specific questions or concerns regarding how the board intends to implement this legal advice, please reach out to a board member, or bring them to the next board meeting where they can be addressed individually, without disrupting a regular membership meeting.

Canterbury Chase Homeowners

Association September 17th 2024 Meeting Minutes

- Meeting was called to order by HOA President, Wayne Brockhum, at 7:03pm.
- 22 Homeowners were in attendance, including 3 Board members: Scott Weber, Wayne Brockhum, & Jerry Shaw.
- Recording Secretary's report given by Jerry, approved
- Treasurer's report given by Wayne, approved.

Committees:

- Kim Bomonti shared updates about the CC Welcoming Committee and the CC Bookclub. Anyone wishing to participate should contact Kim or Elena Soldano.

Old business:

- Membership was advised that the board did renew the Directors and Officers Insurance policy, at a cost of \$1745.
- Membership also advised that we were going to discuss the need for a fiduciary bond insurance policy with our Attorney, Richard Zacur. (He told us that we didn't need it as it was already part of the D&O Policy)
- We also discussed the potential for the Board members being required to file Financial Disclosure forms with the State of Florida. According to Mr. Zacur, the law that would have required it has been overturned as unconstitutional by a Federal Judge in Alabama. The Feds are appealing that decision, but there have been multiple amendments proposed which would likely exempt volunteer organizations and non-profits like ours if it were to be reinstated.

New business:

- Members were advised that, due to both the cost of printing and the shortage of volunteers for block captains, the board has decided that it is time to go digital. As such, this will be the last paper newsletter that will be hand delivered to members.
 - Members were also advised that they will need to send their emails to us at cchoa@canterburychase.com in order to have future emails delivered to their inbox. Otherwise they can check online where it will be posted. Paper copies will be available on request from individual board members.
 - As part of this e-delivery upgrade, the board also announced that we will be emailing future invoices for membership dues and members will be able to pay their dues on the new upgraded website. Cash and checks will still be accepted by board members and at meetings.
 - It was moved, seconded, and approved that we needed to add a calendar with updates of all meetings and future events to the website.
 - It was also moved, seconded, and approved that the board should reach out to local and state political candidates and invite them to speak at our October meeting. None of them have responded to emailed invitations so far, however.
 - It was also moved, seconded, and approved that the Board explore the possibility of bringing back the Canterbury Chase Annual Dinner event that was held for many years prior to 2018. It was noted that it would probably have to be some kind of cost sharing event where the HOA would organize and subsidize the event, but not pay the full cost as it had in earlier years.
 - Finally, it was noted that the membership dues had not been raised in more than 25 years +/- and that due to Insurance premiums and other expenses the HOA has been spending more than we are taking in annually. As a result we will be discussing with the membership at future meetings what they consider a reasonable and sufficient increase in the annual dues to be.
- Canterbury Chase HOA September 17th 2024 meeting adjourned at 8:03pm

Important Notice

Please email us, include name and address, to cchoa@canterburychase.com so you can stay up to date on the activities and events in Canterbury Chase. Going Forward, newsletters and membership dues invoices will all be delivered via email or posted online once our new website is set up. This is how you will also receive notice of the new Canterbury Chase website when it is up and running with our calendar of events and the ability to pay your dues online.

Canterbury Chase Homeowners Association

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