

The Chase News

Canterbury Chase Homeowners Association October 2025

Board Members

President: Wayne Brockhum 813-830-8777

Vice President: Scott Weber 941-321-8480

Secretary: Jerry Shaw 727-798-3826

Canterbury Chase September Meetings

The HOA Board of Directors meeting on Tuesday, October 14th at 7pm
at Summit Advisors, LLC 6247 Seminole Blvd. Suite 200, Seminole.

Regular Membership Meeting will be held at St. Anne's Episcopal Church
meeting room on Thursday, October 16th at 7pm.

List of Future HOA Meetings

Board Meeting 11/18 HOA Board Meeting

Membership Meeting 11/20 7PM

Messages from the Homeowners Board

Please remind your neighbors to go to our website at www.canterburychase.com, click on the newsletter tab at the top of the page and sign up for e-delivery of our newsletter, and future notices from the Board, in the box to the left of the "sign up" tab. They will receive a confirmation email once they do that, and after confirming that request, they will automatically be added to the newsletter and neighborhood announcements list.

Invoices went out this week via US Postal Service to residents who had not paid their 2025/2026 dues. Please accept our apologies if you were included in that mailing in error due to the fact that you had already paid your 2025 dues. We are obviously still badly in need of a volunteer to serve as our Treasurer. That board position has been vacant now for the better part of 2 years.

The new, updated 2025/2026 Canterbury Chase Homeowners Association, Inc. Directories have been printed and will be distributed by our Block Captains in the near future.

Important Notice

We have also been asked by members to remind people to please clean up dog waste when you are walking your pets. Additionally, it has been noticed that some of the lawn maintenance folks have been blowing their grass clipping into the ponds. Please ask your maintenance folks to make sure they are blowing the clipping back into the lawn, where they are good nutrition for the grass, not bad for the health of the ponds. Thank You!

Canterbury Chase Homeowners Association

September 18th, 2025 Meeting Minutes

- Meeting was called to order by HOA President Wayne Brockhum at 7:05PM
- 22 Homeowners were in attendance, including 3 current Board Members
Wayne Brockhum, Jerry Shaw, and Scott Weber
- April 17th Meeting Minutes were read by Jerry Shaw and approved by members.

Committee Reports

- Treasurers report: President Wayne gave summary of our financial. Approved by Members.
- Secretary's report: Secretary Shaw noted that the updated Directories will be available in October and that the Board has decided that it has become necessary to send Dues invoices to those who have not paid by mail. This will also take place in October.

Old Business

- The board reached out to our insurance providers for clarification on the "Retention Claus" in our current D&O insurance policy. As Member Armbruster had suggested, the insurance company does control the decisions on whether legal representation is justified and who would be representing us, and any board members named in a potential suit. Nevertheless, the board continues to believe that it is in the best interest of the CCHOA to maintain said policy for multiple reasons.
- Canterbury Chase street signs will be refreshed with a new coat of primer and paint by members Linda Grzesik and Mary Ellen Banfield as soon as the weather cools. Supplies have been provided.

New Business

- It was announced that the Board had decided to increase the Holiday Decorating Awards to \$100 for First Place and \$50 for Second and Third. It was also announced that Bonnie Engita had volunteered to be coordinator for both the Halloween and Christmas Contests.
- Membership was advised that the board had sent out multiple deed restriction violations via certified mail and indicated to those impacted that they have the opportunity to come to this meeting and ask the membership to make an exception based upon their specific situation. Two of the four letter recipients chose to attend. One indicated that he would comply with our demand that he remove a free standing aluminum shed. Two of the residents were to be referred to our Attorney, Mr. Zacur.
- Another member, Lee Swank, brought pictures of the Gazebo which prompted our violation letter. He asked the membership to make an exception, admitting that he had not considered that it would violate the HOA Deed Restrictions. He apologized for his negligence and assured the membership that the structure was well built and did not threaten neighbors safety in any way. Discussion ensued and a motion was made to grant his request, subject to the Swanks maintaining the integrity and appearance of the structure. The motion was approved by a voice vote of a clear majority of members in attendance. Those who opposed the decision mainly cited concerns about setting a precedent and causing future issues (i.e. the issue of selective enforcement). The board made it clear that it does not have the ability to grant exceptions to the deed restrictions, only the membership has that power, and it was noted that very few exceptions have been granted in the past. The Board strongly advised other residents not to ignore the current enforceable deed restrictions by assuming that they can count on such member forgiveness. It was also agreed by others that there may be updates necessary to our covenants when the deed restrictions are up for renewal in 2030.

- **Meeting was adjourned at 8:15 PM**