

Celina Hills Property Owners Association, Inc.  
Board of Directors Meeting Minutes  
January 19<sup>th</sup>, 2023

The meeting for Celina Hills Property Owners Association, Inc. was called to order at 6:30 p.m. by Steve Balk, President at Villages Services Office located at 2541 N Reston Terrace, Hernando FL as well as by Zoom. Also, in attendance were Gail Mulligan, Merrill Schlegel, Terry Berrier, David Peterson, Roy Bollinger, and Chad Doyle and CAM Erica King by Zoom. CAM Marge Lamb was also in attendance. One homeowner was present.

**APPROVAL OF AGENDA:**

- **Motion was made by David Peterson, Treasurer and seconded by Roy Bollinger, Director to approve the agenda as written. All in favor, motion passed.**

**MINUTES:**

- **Motion was made by Terry Berrier, Director and seconded by Gail Mulligan, Secretary to approve the meeting minutes from October 19, 2022, Budget Meeting, with no corrections. All in favor, motion passed unanimously.**

**Manager's Report:**

- Phone Log is listed on the Manager's Report. Approx. 3 callers. Complaints about the messy construction sites, Violations, and solicitation in the community.
- Document changes will require a 2/3<sup>rd</sup> % of the members to pass. The board would need to Amend this first before changing anything else. This was confirmed by the attorney. However, a question was raised about the wording in the Owners Handbook, "12 ADMENDMENT, Page 9" on the reference to 50%. **ACTION:** Marge to go back to the attorney and seek clarification on the Paragraph 12 preciously referenced for clarification as to the reference to the 2/3rds requirement.
- With the Intent to Run forms is the electronic email request to homeowners who want to receive Association matters by email.
- Violations that are current and active are on a separate document that is attached to the minutes.
- Website: Marge is behind in sending documents to the webmaster to upload documents.  
**ACTION:** Marge will ask the Website administrator to manage that site for the association or at least get upload rights.

**REPORTS:**

- a) President: Steve Balk- Nothing to Report
  - b) Vice President: Merrill Schlegel- Nothing to Report
  - c) Secretary: Gail Mulligan- Nothing to Report
  - d) Treasurer: David Peterson- Read the Financial Report as of 12/31/22.
- **Motion to approve the Financial Report was made by Roy Bollinger, Director and seconded by Merrill Schlegel, Vice President. All in Favor. Motion Passed unanimously.**
- e) Architectural Control Board- Roy Bollinger discussed the house that was painted before it was approved. The board discussed coming up with a color palette of approved colors. Marge Lamb showed the board an example of an association criteria and how you present an approved palette along with the color wheel from Sherwin Williams. May need to get legal advice on changing this in the Covenants.  
**ACTION :** ACB will work on a Color Palette to present to the board for discussion at a future meeting.

**RULES & PROPOSED CHANGES:**

Converted the Celina Hills POA Homeowner’s Handbook to MS Word so that we can easily make edits in the future.

There was discussion on draft rule changes and the 2/3 vote by the membership to secure changes. It was suggested by Erica that the association first secure a lower number (percentage) required to change the documents. It was agreed the number should be worded as “more than fifty percent (50%)”. Once clarification is received from the attorney on the noted action item above, the board would proceed with a vote to the association for this change. Exacting wording to be provided by the attorney.

Agreed to the following future meeting:

- 1. Board of Directors Meeting will be February 16<sup>th</sup>, 2023, at 6:30pm at VSC to primarily discuss draft rule changes.**
- 2. Board of Directors Meeting will be March 6<sup>th</sup>, 2023, at 6:30pm at VSC, annual meeting prep.**
- 3. ANNUAL MEETING DATE: Will be March 16, 2023, at 7pm. Sign in starts at 6:30pm. Located at the YMCA in Lecanto, FL.**

**ADJOURNMENT:**

**With no other business to discuss, a motion was made by Gail Mulligan, Secretary, and seconded by Merrill Schlegel, Vice President to adjourn the meeting at 6:48 P.M. All in favor. Motion Passed.**

Submitted by: Marge Lamb, CAM

Approved by: \_\_\_\_\_  
Secretary

Date: \_\_\_\_\_