

Celina Hills Property Owners Association, Inc.
Board of Directors Meeting Minutes-Budget & Assessment
Monday, October 23, 2023, at 6:30 @ VSC & Zoom
Submitted by: Marge Lamb, CAM APPROVED AS WRITTEN

The meeting for Celina Hills Property Owners Association, Inc. was called to order at 6:34 p.m. by Mary Mitchell, Secretary. In attendance was Merrill Schlegel, VP, Terry Berrier, Director and ACB Chairperson, and Steve Farkas, Director was also in attendance. There were 5 members present in person and 5 members present by zoom.

NOTICE OF MEETING: Signs were posted throughout the community with the agenda.

The CAM added that we needed to make a motion to send two properties to the attorney to file a Notice of Intent to Lien and Claim of Lien. Those properties are: 2769 E. Marcia St. & 2532 E. Marcia St.

A **MOTION** was made by Terry Berrier, Director and seconded by Merrill Schlegel, VP to APPROVE to send 2769 E. Marcia St. Notice of Intention to Record a Claim of Lien and 2532 E. Marcia St. to file a Claim of Lien. All were in favor except for Steve Farkas as he stepped out of the room. Motion Passed.

MINUTES:

A **MOTION** was made by Mary Mitchell, Secretary/Treasurer and seconded by Terry Berrier, Director to approve the meeting minutes from September 18th, 2023, as written. All in Favor. Motion Passed.

OLD BUSINESS:

The board discussed the Fining Committee Members. Thomasina Brown and Gail Mulligan are members of the fining committee. Charles Brown at the last meeting asked if he could be on the committee. CAM followed up with the recommendation of Geri Bond, VP of Operations at VSC that committee members should not be family members but can fill in for their spouse when they are unavailable.

The Florida Statutes 720.305(2)(b) states: *A fine or suspension levied by the board of administration may not be imposed unless the board first provides at least 14 days' notice to the parcel owner at his or her designated mailing or e-mail address in the association's official records and, if applicable, any occupant, licensee, or invitee of the parcel owner, sought to be fined or suspended and a hearing before a committee of **at least three members appointed by the board who are not officers, directors, or employees of the association, or the spouse, parent, child, brother, or sister of an officer, director, or employee.** The notice must include a description of the alleged violation; the specific action required to cure such violation, if applicable; and the date and location of the hearing. A parcel owner has the right to attend a hearing by telephone or other electronic means.*

NEW BUSINESS:

- A **MOTION** to **APPROVE** the 2024 Celina Hills POA Annual Budget and Assessment raising the annual assessment to \$95 was made by Terry Berrier, Director and seconded by Steve Farkas, Director. All in Favor. Motion Passed.
- A discussion of the process of a violation was made. The CAM asked the board what procedure they thought would work for their association. A suggestion was brought up that we should not be too picky on the properties we send violations to. When doing inspections, notate the homes that have a violation. If the violation still exists, keep note of the dates noticed. If the violation is habitual, notify the board and the board will say whether to send a violation letter or not.

MANAGER'S REPORT:

Marge Lamb, CAM read the Manager's Report. It is attached to this report.

A **MOTION** was made by Steve Farkas, Director and seconded by Merrill Schlegel, Vice President to **ACCEPT** the Manager's Report. All in favor. Motion passed.

WEBSITE:

The website continues to be updated with current information and financials for the Members of Celina Hills POA.

NEW OWNERS:

Three new owners at the following addresses were sent Welcome Letters:

- 2017 E. Celina St. (Lot)
- 1074 N. Nashua Terr (Lot)
- 2674 E. Newhaven St. (Lot)

REPORTS:

Vice President Nothing to report

Secretary: Nothing to report

Financial Report:

Treasurer: Financial Statements of September 30th, 2023

A **MOTION** to approve the financial statement of September 30th, 2023, was made by Mary Mitchell, Secretary/Treasurer and seconded by Merrill Schlegel, VP. All in Favor. Motion Passed.

Architectural Control Board:

2210 Celina St. New Construction – PENDING APPROVAL
2769 E. Marcia St. New Construction – PENDING APPROVAL

Director: Nothing to Report

ADJOURNMENT:

With no other business to discuss, a MOTION was made by Merrill Schlegel, Vice President and seconded by Steve Farkas, Director to adjourn the meeting at 8:28 P.M. All in favor. Motion Passed.

Approved by: _____ Date: _____
Secretary

Next Board of Directors Meeting is on Tuesday, December 5th, 2023, at 6:30pm at Villages Services.