

Celina Hills Property Owners Association, Inc.
Board of Directors Meeting Minutes
Thursday, February 16, 2023, at 6:30 @ VSC & Zoom

The meeting for Celina Hills Property Owners Association, Inc. was called to order at 6:30 p.m. by Steve Balk, President who was present by Zoom. Also, in attendance by Zoom were Chad Doyle, Steve Farkas, and Terry Berrier. In person was David Peterson, Merrill Schlegel, Roy Bollinger, and Mary Mitchell. ABSENT: Gail Mulligan. CAM, Marge Lamb was also in attendance.

NOTICE OF MEETING: 9 signs were posted throughout the community.

MINUTES:

- **A MOTION was made by David Peterson, Treasurer and seconded by Roy Bollinger, Director to approve the meeting minutes from January 19, 2023, Board of Directors Meeting, with no corrections. All in favor, motion passed unanimously.**

Manager's Report:

Marge Lamb, CAM emailed the Board of Directors the inspection report of Celina Hills. Several homes had trash bins in the front, dirty driveways, unkempt yards, and some had more than one flags in their yard. The one home still has the U.S. flag flying upside down which means "Distress".

The Annual Package is waiting on Amendment approval from Attorney. The board wants to add an incentive to the Annual Package. They want to add four (4) \$100 visa gift cards to those who attend the annual and submit a proxy ballot. They want to add two (2) \$50 visa gift cards to those who mail in the proxy ballots. The board agrees that Board Members and their family members are not eligible to win the gift cards. The board would like to try to see if having a door prize will help bring homeowners to vote and attend member meetings.

- **Action: Send delinquent homeowners a letter stating that their vote will not count and is not eligible for the door prize.**
 - **Action: Ask about the 47 people not allowed to vote , does it also lower the threshold of a quorum?**
 - **Action: Steve Balk will draft a slide presentation for the annual meeting for review and input by the board.**
 - **Action: Can homeowners bring payments to the Annual Meeting?**
- **A MOTION was made by David Peterson, Treasurer and seconded by Merrill Schlegel, Vice President to approve the visa gift card door prize. Roy Bollinger, Director, does not approve. Motion Passed.**

Architectural Control Board- Roy Bollinger asked the board if they had any opinions about the email that he sent regarding the Color Palettes. Roy sent the board 2 choices and asked the board to choose which one they want to add to the ACB Criteria for homeowners who want to paint their homes.

ACTION: Will resend Roy's email of the two choices. The board must give their input.

1. Board of Directors Meeting will be March 6th, 2023, at 6:30pm at VSC, annual meeting prep.
2. **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 Steve Farkas, Director, and seconded by David Peterson, Treasurer to adjourn the meeting at 7:27 P.M. All in favor. Motion Passed.

Submitted by: Marge Lamb, CAM

Approved by: _____ Date: _____
Secretary