

Celina Hills Property Owners Association, Inc.  
Board of Directors Meeting Minutes  
Monday, March 6, 2023, at 6:30 @ VSC & Zoom  
Submitted by: Marge Lamb, CAM

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

**NOTICE OF MEETING:** Signs were posted throughout the community.

**APPROVAL OF AGENDA:** CAM, Marge Lamb brought to the attention of the board that there is a request for the Release of a Lien on the property of 2863 E. Celina St.

- A **MOTION** was made by Roy Bollinger and seconded by Gail Mulligan to approve the Release of Lien for Alicia D. & Antonio T. Almoradie 1749 W. Leland Ave. Chicago, IL 60640. All in Favor. Motion Passed.

**MINUTES:**

- A **MOTION** was made by Roy Bollinger and seconded by Gail Mulligan to approve the meeting minutes from February 16, 2023, Board of Directors Meeting, with no corrections. All in favor, motion passed unanimously.

**RESIGNATION OF A BOARD MEMBER:**

- A **MOTION** was made by Gail Mulligan and seconded by Steve Farkas to accept the resignation of board president, Steve Balk effective immediately. He also removes his name from running for the Board of Directors. All in favor. Motion Passed.

**ANNUAL MEETING PREPARATION:**

- A **MOTION** was made by Terry Berrier and seconded by Diane Pawelko to approve spending no more than \$100 on Cookies, iced tea, coffee and water for the Annual Meeting. Chad Doyle does not approve. The rest were in favor. Motion Passed.

**MANAGER'S REPORT:**

Marge Lamb, CAM read the Manager's Report and emailed the Board of Directors the inspection report of Celina Hills. It is attached to the minutes.

A **MOTION** was made by Roy Bollinger and seconded by Chad Doyle to send violation letters to those delinquent and noting that they cannot vote unless they pay their annual assessment. All in Favor. Motion Passed.

**REPORTS:**

- ✓ Vice-President, Merrill Schlegel had nothing to report at this time.
- ✓ Secretary Gail Mulligan had nothing to report at this time.
- ✓ Treasurer, David Peterson was absent so Merrill Schlegel read the Balance Sheet and Income Statement from February 28, 2023.

**ARCHITECTURAL CONTROL BOARD-** Roy Bollinger started to discuss the color palette when the CAM, Marge Lamb interrupted and stated that she had spoken to the Sherwin Williams Rep, Ricci Diaz and they discussed creating a binder of the approved colors from Heritage Isles HOA Palette that the board previously approved by email. He was also going to send the CAM a digital copy. The binder will be kept at the VSC office. There were no new ACB requests at this time.

**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, and seconded by Roy Bollinger to adjourn the meeting at 8:00 P.M. All in favor. Motion Passed.

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_

Secretary