

Celina Hills Property Owners Association, Inc.
Board of Directors Meeting Minutes & Reorganization Meeting
April 18th, 2024, at 6:30pm @ VSC & Zoom
Submitted by: Marge Lamb, CAM
APPROVED AS WRITTEN

The meeting for Celina Hills Property Owners Association, Inc. was called to order at 6:35p.m. by Merrill Schlegel. Also in attendance was Terry Berrier, Steve Farkas, and homeowner Evan Marshall.

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

MINUTES:

A **MOTION** made by Merrill Schlegel and seconded by Terry Berrier to approve the meeting minutes from February 19th, 2024, as written. All in Favor. Motion Passed.

NEW BUSINESS:

The Reorganization of the Board of Directors is as follows:

A **MOTION** was made by Terry Berrier to nominate Merrill Schlegel as President. Seconded by Steven Farkas. All in Favor. Motion passed.

A **MOTION** was made by Merrill Schlegel to nominate Terry Berrier as Treasurer. Seconded by Steven Farkas. All in Favor. Motion passed.

A **MOTION** was made by Merrill Schlegel to nominate Steven Farkas as Secretary. Seconded by Terry Berrier. All in Favor. Motion passed.

A **MOTION** was made by Merrill Schlegel to **APPOINT** Evan Marshall to Director. Seconded by Terry Berrier. All in Favor. Motion passed.

The Architectural Control Board:

Terry Berrier is staying on as Chairperson of the Architectural Control Board.
Merrill Schlegel will stay on as a committee member.

MANAGER'S REPORT:

Manager's report was turned in and read. Report is attached.

FINANCIAL REPORT:

Marge Lamb, CAM read the Financial Statement for February 29th, 2024.

A **MOTION** was made by Steven Farkas, Secretary to approve the financials of February 19th, 2024. Seconded by Merrill Schlegel, President. All in favor. Motion passed.

Merrill Schlegel, President, made the **MOTION** to waive the reading of the March financials and approved the March 31, 2024, Financial Statement. Seconded by Terry Berrier, Treasurer. All in Favor. Motion passed.

ARCHITECTURAL CONTROL BOARD:

A **MOTION** was made by Terry Berrier, Treasurer/ACB Chair to **ratify** the APPROVAL of 2674 E. Newhaven St.-New Construction. Seconded by Merrill Schlegel, President/ACB member. All in favor. Motion passed.

A **MOTION** was made by Steven Farkas, Secretary to **ratify** the APPROVAL OF 2828 E. Celina St.-New Construction. Seconded by Terry Berrier, Treasurer/ACB Chair. All in favor. Motion passed.

A discussion was had regarding the two sheds on properties, 2021 E. Marcia St. and 2174 E. Celina St. The board requests to table approval until the homeowners satisfy the ACB requests.

They are: 2021 E. Marcia St. -10'x20' 200sqft. Shed. The board wants the shed to match the color of the house or the house to match the shed. They also want the shed's trim to be either wood color or white color and the house trim to be the same. The board wants to table this project until the homeowners can answer this question.

2174 E. Celina St. 10'x20' 200sqft. Shed. The board requests to table this approval until the homeowner can decide where to place the shed on the property.

DIRECTOR: Evan Marshall, Director discussed people in the community walking on to construction sites and vacant properties and that no one should enter on anyone's property without permission. ***"One acre or less in area and is identified as such with a sign that appears prominently, in letters of not less than 2 inches in height and reads in substantially the following manner: "THIS AREA IS A DESIGNATED CONSTRUCTION SITE, AND ANYONE WHO TRESPASSES ON THIS PROPERTY COMMITS A FELONY." The sign shall be placed at the location on the property where the permits for construction are located. For construction sites of 1 acre or less as provided in this subparagraph, it shall not be necessary to give notice by posting as defined in Florida Statute 810.011(5)."***

ADJOURNMENT:

With no further business to discuss, a **MOTION** made by Steven Farkas, Secretary and seconded by Merrill Schlegel, President to adjourn the meeting at 8:34 p.m. All in favor. Motion Passed.

Approved by: _____ Date: _____
Secretary