

Celina Hills Property Owners Association, Inc.
Board of Directors Meeting Minutes
June 20th, 2024, at 6:30pm @ VSC & Zoom
Submitted by: Marge Lamb, CAM

The meeting for Celina Hills Property Owners Association, Inc. was called to order at 6:38p.m. by Merrill Schlegel. Also in attendance was Terry Berrier, Steve Farkas, and Evan Marshall. Homeowners, Thomas & Teresa Gray.

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

MINUTES:

A **MOTION** was made by Steve Farkas, Secretary and seconded by Terry Berrier, Treasurer to approve the meeting minutes from April 18th, 2024, as written. All in Favor. Motion Passed.

NEW BUSINESS:

A **MOTION** was made by Merrill Schlegel, President and seconded by Evan Marshall, Director to **approve** not filing a lien on the property of B-17. The property is in foreclosure with the bank and it is not financially worth spending the money on a lien when it's already in foreclosure. All in Favor. Motion Passed.

A **MOTION** was made by Merrill Schlegel, President and seconded by Terry Berrier, Treasurer to **approve** moving the Celinahillspoa.org website to Enumerate Engage platform for \$75 a month to be in compliance with the new HOA Legislation pertaining to websites. All in Favor. Motion Passed.

A discussion on traffic and speed control within the community was discussed. The board discussed whether to hire the Citrus County Sheriff's deputies to patrol the neighborhood to prohibit speeders. Evan Marshall and Steve Farkas both did some research and found that it is not cost effective to do this. The entire board **DISAPPROVED** hiring off duty police officers. Evan Marshall, Director said that he can get a speed box so the association can actually see how fast the drivers are going.

A **MOTION** was made by Steve Farkas, Secretary and Evan Marshall, Director to approve the Mid-Spring and Summer time postcard to be mailed to all homeowners on file. All in Favor. Motion passed.

FINANCIAL REPORTS:

A **MOTION** was made by Terry Berrier, Treasurer and seconded by Merrill Schlegel, President to approve April 30th, 2024, Financials. All in Favor. Motion Passed.

A **MOTION** was made by Terry Berrier, Treasurer and seconded by Merrill Schlegel, President to approve May 31st, 2024, Financials. All in Favor. Motion Passed.

ARCHITECTURAL CONTROL BOARD:

2021 E. Marcia St. and 2174 E. Celina St. Shed: A **MOTION** was made by Merrill Schlegel, President and seconded by Terry Berrier, Treasurer to send the homeowners letters stating that they need to paint the house and shed the same color. The trim on the house and the trim on the shed needs to be white (according to the application). The board asked Marge Lamb to send them a letter giving them to 7/19/24 to finish the project at the home before we can ratify. All in Favor. Motion Passed.

A **MOTION** was made by Terry Berrier and seconded by Merrill Schlegel to **ratify** the approval of the new construction of the home at 2210 E. Celina St. All in Favor. Motion Passed.

A **MOTION** was made by Merrill Schlegel and seconded by Terry Berrier to **approve** the application for a 14'x14' shed at 2532 E. Marcia St. All in Favor. Motion Passed.

A **MOTION** was made by Merrill Schlegel and seconded by Terry Berrier to **approve** the new construction of the homes at 1973 E. Celina St. and 2419 E. Marcia St. All in Favor. Motion Passed.

MANAGER'S REPORT:

Manager's report was turned in and read.

There is one property that needs Release of Lien, 2863 E. Celina St. The original owners passed on and the family sold the property and the Lien was settled. Now the property needs to release the lien so it can have a clean title.

A **MOTION** was made by Merrill Schlegel, President and seconded by Terry Berrier, Treasurer, to approve to have the Association Attorney, Anne Hathorn, file a Release of Lien for this property. All in Favor. Motion Passed.

ADJOURNMENT:

With no further business to discuss, a **MOTION** made by Steven Farkas, Secretary and seconded by Evan Marshall, Director to adjourn the meeting at 7:54 p.m. All in favor. Motion Passed.

Approved by: _____ Date: _____
Secretary