

**Celina Hills Property Owners Association, Inc.**  
**Board of Directors Meeting Minutes-APPROVED AS WRITTEN**  
**Thursday, August 24<sup>th</sup>, 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 6:34 p.m. by Marge Lamb, CAM. In attendance was Terry Berrier, Director and ACB Chairperson, Merrill Schlegel, Vice President, Mary Mitchell, Secretary and Steve Farkas, Director was also in attendance. Absent was Chad Doyle, President.

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

**APPROVAL OF AGENDA:** Motion was made by Steve Farkas, Director and seconded by Terry Berrier, Director to approve the agenda for tonight's meeting. All in favor. Motion passed.

**MINUTES:**

- **A MOTION was made by Terry Berrier, Director and seconded by Steve Farkas, Director to approve the meeting minutes from July 17<sup>th</sup>, 2023, Board of Directors Meeting, with no corrections. All in Favor. Motion Passed.**

**OLD BUSINESS:**

- The discussion regarding the paint pallet was had. It is discussed during the ACB report.
- The discussion of a Fining Committee was had. We only have two members, Tommie Brown and Gail Mulligan. We still need one more member to join.
- Discussion of Code Enforcement being called on 2094 W. Marcia St. (Mold infested & abandoned home and swimming pool) and 2313 E. Celina St. (Abandoned vehicle with no registration). Board and members present want an update to what Code Enforcement and the association is going to do to resolve this matter. Marge Lamb, CAM will follow up with Code Enforcement and will call the homeowner at 2313 E. Celina St. about the vehicle and the condition of the property.

**NEW BUSINESS:**

- Appointment of New Treasurer: **A MOTION was made by Merrill Schlegel, VP and seconded by Terry Berrier, Director to appoint Mary Mitchell to the Treasurer position on the board. She will be both Secretary and Treasurer. All in Favor. Motion passed.**

**MANAGER'S REPORT:**

Marge Lamb, CAM read the Manager's Report. There was discussion of the violations in the community. Merrill Schlegel would like Marge to send the report to the board regarding all the violations before letters go out in the mail.

- 2313 E. Celina St: 2<sup>nd</sup> Notice of Non Compliance- Inoperable vehicle in driveway and Dead trees on property
- 2353 E. Celina St.: Landscape Maintenance
- 2043 E. Marcia St.: Trailer in the driveway
- 2094 E. Marcia St.: Yard needs maintenance
- 2634 E. Marcia St.: Hedges need trimming and flowerbeds need weeding
- 2226 E. Newhaven St.: Trailer parked on the lot for some time
- 2314 E. Newhaven St.: Trailer parked in the rear lot
- 2785 E. Newhaven St.: Grass needs maintaining
- 2811 E. Newhaven St.: Yard overgrown, needs maintaining
- 2820 E. Newhaven St.: Yard needs weeding
- 2838 E. Newhaven St.: Yard needs maintaining and trash bin needs to be hidden from the street
- 1105 N. Brookhaven Terr: Yard needs maintaining in the front and rear lot
- 1290 N. Nashua Ter.: Trash bins are visible from the street

**WEBSITE:**

Will be updated with the approved minutes and Financials.

**NEW OWNERS:**

One new owner at 2061 E. Celina St. A welcome letter and the Covenants and Restrictions were mailed to the new homeowners.

## COLLECTION REPORT:

5 Intent to Liens have been sent to homeowners. There is still \$702.91 in assessments that still need to be paid for this year. The double lots there is \$160.38 still outstanding due to the association. \$87.28 due in interest payments \$87.60 are towards collection fees.

## REPORTS:

**Vice President** had nothing to report.

**Secretary:** Thinks we should look into a new Web master. I gave her a cost of \$150 and I will be able to manage the information on the website more readily.

## FINANCIAL REPORT:

**Treasurer:** Financial Statements of May 31<sup>st</sup>, 2023, and June 30<sup>th</sup>, 2023, and July 31<sup>st</sup>, 2023. Tabled until next month until Mary Mitchell can get an understanding of the financials.

## ARCHITECTURAL CONTROL BOARD:

Terry Berrier, Chairperson discussed the paint palette. A vote was made by the Board of Directors of whether there should be a paint palette with choices for homeowners to paint their houses with only these colors. Terry Berrier, Director, Merrill Schlegel, VP, and Steve Farkas, Director are against having a paint pallet. They do not want to control what colors the homeowners can paint their homes. Mary Mitchell, Secretary/Treasurer disagrees with their decision and would like the ACB to control the colors in the community. **The vote goes to the majority of the board with a NO PAINT PALLET. 3 TO 1 VOTE. Chad Doyle, President voted by email against the paint pallet.**

**A MOTION was NOT made by the board to RATIFY all the approvals and disapprovals for the months July 5<sup>th</sup>, 2023, to August 15<sup>th</sup>, 2023. The board doesn't understand why we should bring the architectural applications to the meeting when they already have approved them without a meeting of the membership. Marge Lamb, CAM explained that the membership should know what their neighbors are planning to build in their community. It was also noted that this is a Florida Statute since the ACB Committee has the right to approve and disapprove applications without the Board approval, these meetings should be posted and open to the homeowners prior to approval of each application. When the ACB Board pre-approves an application this needs to be ratified and documented in the Board minutes as motions. They prefer to not ratify them and leave it to the ACB board to set the approvals without member's appeal.**

- 2720 E. Marcia- House painting 7/5/23 APPROVED
- 2061 E. Celina St.- Fencing 8/15/23 APPROVED (with new survey submission)
- 2210 E. Celina St.- New Construction- Pending (waiting for Blueprints)
- 2051 E. Newhaven- Pool installation- Pending with clearer distances to the property line and house.- **Tabled to next meeting.**

## 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 8:30 P.M. All in favor. Motion Passed.**

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

**Next Board of Directors meeting: Monday, September 18<sup>th</sup>, 2023.**