



Homeowner's Association, Inc.

P. O. Box 1773
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BOD MEETING MINUTES

19 February, 2025

Monthly Meeting

12 march

9 April - Next meeting

Present: PRESIDENT Michele (Mike) Arduini
 VICE-PRESIDENT Andrew Diedrick
 TREASURER Carol Sligh
 SECRETARY Kristi Miller
 ACC CHAIRMAN Steven Bross

Meeting was called to order at 6:32 pm by Vice President Andrew Diedrick

U33

2nd Steve B

Approval of Minutes: Minutes of 19 Jan 2025 meeting were approved as presented.

Treasurer's report: Balance end of 2024 was \$27,167.74
\$9,350 HOA fees collected in January 2025
25 homes left to pay
81% are paid
\$421.26 funds sent out, 4 of which were overpayment refunds
Expenditures for 2025 expected to increase by \$2700
Therefore, dues were raised in 2025 from \$100 to \$115
March 1st a late fee is applied raising dues to \$125
June 1st a late fee is applied raising dues to \$150

Carol will prepare taxes in March

ACC Report:

- Fence on west side of Penny Royal pond falling down and neighborhood complaint was made
- Steve spoke with fence owner who is working on improvements and it will fix fence
- Continued parking on grass near Penny Royal pond, not allowed
- Street lights all fixed *No 2 Penny Royal one Balsamina*
- All storm debris is gone from the subdivision
- Reminder: retention pond areas are private property, not ours, but we have the right to maintain them, RSS Services sprays ponds, do NOT park in the grass.
- SWFWMD inspects stormwater retention ponds every 5 years
- Consider dumping soil on low spots around Penny Royal sinkhole pond

Old Business: - Next community garage sale tentatively scheduled for April 13, 2025

New Business:

- Proposed to include certified mail cost in fees for accounts not paid that require certified mail, place the burden on owner to encourage timely payment
- Increase late fee penalty to encourage timely payment
- Request for call into County for pothole fix on Catalpa Place
- How to get better participation in cleanups and HOA annual meetings?

Next Meeting: 12 March 2025 (a Wednesday); 6:30 pm at Steve Bross' house.

Motion to Adjourn by Vice President Diedrick, Second by ACC Chair Bross

Meeting Adjourned: 7:31pm.

705 Pres VP 2nd adjourn

Carol: as of 2/28 30023.63 in account

9 homes left to pay
93% paid

Falu Penny 705 paid list accurate minus Falu

Acc: 1128 Bella Donna sidewalk request put in again
asked about status of others so they were lumped together

"Help Yourself Program" \$1500 to repair sidewalk

"HC Repair Partnership Program"
1-4 panels

HC Contractor License

Newsletter out for Garage Sale

Coyote warning broadcast

Sidewalk

Clean up

Inspections to follow