

**Minutes:**

**Tuesday , October 18 ,2022, at 6:00 P.M. at 277 Braeburn Circle, Daytona Beach, Florida 32114.**

**Attendance: Board of Directors;**

**Carol Raymond                      President**

**David Foutch                              Vice President**

**Jeannie Gagnon                      Treasure**

**Cynthia Heroy                              Secretary**

**Robert Sabouirn                      Member At Large**

**Present also was Nancy Chatley , with Chatley Communnity Management. See sign in sheet for other committee members and HOA owners.**

**Call to order**

**Meeting was called to order by Nancy Chatley at 5:58 P.M. and a quorum of the board was established. David Foutch motion to wave reading of minutes from September 6<sup>th</sup>,2022 and second by Robert Sabouirn .Motion was carried.**

**Nancy Chatley , CAM handed out copies of Balance Sheet and Income Statement. Nancy explained all Assets, Liabilities, Reserves, and Equity. A Proposed Budget for 2023 with a projection of HOA dues to increase to \$ 585.00 per Quarter due to increase in maintenance for subdivision. Also included was prepaays as of September 30,2022 , and Aged owners balance . Please see all attached pages. David Foutch question increase in cost of HOA insurance ? Nancy Chatley explained lake on HOA property has not been covered for any accidents. There needs to be a new sign posted at lake to cover any accidents.**

**Landscape proposals for 2023. Yellowstone has submitted a bid for \$82,000.00 per year.**

**David Foutch questioned why Yellowstone stop doing lawn service before? Carol Raymond stated that Dave Norkus fired the company but not sure why. David Foutch wants scope of service with details of mowing, edging , etc.listed in the bid. Second To None bid is up 6.7% for 2023. Second To None is still having complaints for not doing what is in their contract. Nancy Chatley called Pelican Bay, no return call at this time for information on who does their lawn service.**

**Robert Sabouirn got bid to cut up two trees that fell in pond on Glenbriar Circle during Hurricane from Second To None for \$650.00 . Trees will be cut up and placed in woods behind pond. David Foutch made motion to accept bid for work. Cynthia Heroy second the motion. Motion was carried.**

**Another meeting needs to be with Second To None for work not being done in their contract . Example tree limbs hanging over sidewalks that need to be trimmed and many more.**

**Robert Sabouirn talked with AAA services on insurance about trees that are on other people property that fall on your property. The representative from AAA will be glad to come to a HOA meeting and give information .**

**Nancy Chatley and Debra Haugen meet with Gary Warren owner of Rebuild Florida , LLC. Please see attached copy for contract for house painting for 2023. Also list of houses needing to be painted 2023. HOA in behind in painting houses . Nancy Chatly states there is reserves in painting of \$17,000.00. David Foutch made motion to use reserves to catch up on house painting. Cynthia Heroy seconds the motion. Motion was carried.**

**Jeannie Gagnon presented web site information. Cost to start intanital set up \$400.00 for 4 pages. Two or three pages cost is \$300.00. To establish name is \$8.00-\$10.00 with a cost of \$14.00 per year and \$22.00 per month for protection plan. Cynthia Heroy makes motion to start work on Web site for HOA. Robert Sabouirn seconds and motion was carried.**

**Jeannie Gagnon presented proposed budget for 2023. Please see attached information. To make budget HOA due will need to increase to \$587.00 per quarter . This is a 15% increase. Last year Tomoka Property Management proposed to increase HOA dues to \$545.00. Dave Norkus , President and Annabelle O'Neill, Vice President would only allow HOA due to be increased to \$510.00 per quarter.**

**How are HOA owners going to receive new addition of rules? Carol Raymond suggest we hand deliver to keep cost down. Cynthia Heroy made motion to hand deliver and Jeannie Gagnon second . Motion was carried . Home owner will be divided between board**

members.

Helen Bellas home owner at 272 Brarburn Circle presented a problem with ditch and drainage behind home. David Foutch states city of Daytona may be able to help with problem. Carol Raymond and Hellen Bellas will contact city to discuss problem . Hellen has copy of survey. Does the problem belong to golf course property management or Hellen Bellas property ?

Kim Baker request ARC to approve pillars in front of home to be covered with pavers. Kim needs to get a permit from city of Daytona before ARC may approve request.

Next HOA meeting will be Thursday, November 10<sup>th</sup>

**Adjournment:**

7:23 P.M. Jeannie Gagnon made motion to adjourn . David Foutch second . The motion was carried .

**Board members only:**

Carol Raymond received notice from Tallahassee and Orlando with two case numbers on complaint filed against Tomoka Property Management Company. The state will contact Carol Raymond from any additional information needed.

Meeting was once again adjourned.

Respectfully Submitted  
Cynthia C. Heroy