

Canterbury at Quantum Villages Homeowners' Association Meeting Minutes February 9, 2022

The meeting was called to order at 6:02 p.m. with present Board members Greg, Nick, Frando, and Keli. Absent member Giuseppe. Meeting signs notice was placed on east and west side of the community.

Presenters from Xtreme Landscaping answered questions: Game plan to restore the community, the board was impressed by the plan of cleaning the plant beds, process of having a leaf vacuum, this is the second time the team has bided the job for Canterbury. Residents venting their concerns about the current state of the property.

Presenters from Brightview: 120 days to see changes within the community. Technology to report things real time, prompting 24hr response time. Board shared concerns about the level of cleanouts and extra services.

Both companies have 55.00 an hour rate for irrigation repairs, both companies displayed the capacity to maintain the property. Any cuts not utilized can be used as additional service days.

Motion made by Keli to move forward with Xtreme, motion seconded by Nick, motion did not pass, Frando-no, Keli-yes, Nick-yes, Greg-no

A lot of discussion about price differences Xtreme 86,000.00 and Brightview 65,000.00

Motion made by Greg to contract with Brightview, motion seconded by Frando, Keli -no, Nick-no, Greg-yes, Frando-yes,

More discussion from the community about the companies.

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Brief discussion about community event for the spring and security company

Meeting adjourned at
8:24 p.m.

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Canterbury at Quantum Villages Homeowners' Association
C/O Skilled Management & Maintenance Services
April 26, 2022 Meeting Minutes

The meeting was called to order at 6:03 p.m. with present Board members Greg, Nick, Frando, and Kelli. Giuseppe-absent. Meeting signs were placed on the east and west side of the community.

Motion made by Kelli to approve previous board meetings minutes from February 9, 2022, motion seconded by Frando. Motion carried unanimously.

Financial Report- Glenn Mangan- 306,007.00 (Reserve) 81,343.00 Operating account

Property Management- Kena Brown

Brightview will be making the irrigation repairs later this week

4 paint proposals will be distributed to each Board member to evaluate and score.

Motion made by Greg to contract MTD paint according to specs provided in the contract, motion seconded by Kelli. Motion carried unanimously.

- Conversion about color changes

- Type of paint to be used UCI, Benjamin Moore, Sherwin Williams

- Discuss warranty terms

Community Survey results were read by Frando.

Motion made by Greg to move forward with an Assessment in the amount of \$243.00 per unit owner to offset the insurance cost. Meeting to be held May 24, 2022 at 6:00 p.m. motion seconded by Frando. Motion carried unanimously.

Motion made by Kelli to use the \$30,000.00 security line item to install cameras around the community., motion seconded by Nick, motion carried unanimously.

A lot of discussion about tree removal and paver repairs, the goal is to reduce paver repair by removing trees that are causing issues. (Price and plan for 4-6 tree removals)

Motion made by Frando to adjourn the meeting at 8:04 p.m., seconded by Nick, motion carried unanimously.

Parking plan

Canterbury at Quantum Villages Homeowners' Association
C/O Skilled Management & Maintenance Services
May 24, 2022 Assessment Meeting Minutes

The meeting was called to order by the Board of Directors: Present members Kelli Drum, Frando Patterson, Greg Miller, Nick Lang , (absent Giuseppe Oordt). At 6:00 p.m.

Also present Kena Brown (Property Manager) Glenn Mangan (Financial Manager)

Motion made by Kelli to adopt the meeting minutes from April 26, 2022, motion seconded by Nick, motion carried unanimously.

Residents were notified by mail.

Motion made by Greg to move forward with Special Assessment of \$243.00, to be due by August 2022., motion seconded by Kelli, motion carried unanimously.

All residents will receive a letter in the mail notifying them of the process of making the payment and the time frame.

Residents expressed concern on possible insurance increase this year
Roof concerns (Making the HOA responsible roof maintenance, it will require vote by majority of the community) It would be a massive increase to HOA fees.

Motion made by Nick to adjourn meeting at 6:32, motion seconded by Kelli, motion carried unanimously.

Canterbury at Quantum Villages Homeowners' Association
C/O Skilled Management & Maintenance Services
August 23, 2022 Meeting Minutes

The meeting was called to order at 6:00 p.m. with present Board members Greg, Frando, and Kelli, Giuseppe, Nick-absent. Meeting signs were placed on the east and west side of the community.

Motion made by Frando to approve previous board meeting minutes from May 24, 2022 Assessment meeting, motion seconded by Giuseppe. Motion carried unanimously.

Presentation- Malinda Hayes (potential attorney to represent the HOA in legal issues) Quantum POA vs Quantum Village POA (and many others) Malinda provided the history of the POA which is being represented by Gilbert. He is suing the HOA in the sum of 80,000.00 (worse case scenario) Malinda shared the plan that is being activated by neighboring communities and business owners. The goal is for everyone to work with the same attorney for a collective effort to defend the lawsuit. We were provided potential cost of starting over with a new Attorney potential 10,000.00 retainer vs joining forces with Malinda 3,000.00 retainer to begin the process that has already started.

****Several comments from residents****

Motion made by Greg to sign a contract with Malinda Hayes in the amount of \$3,000.00, motion seconded by Kelli, motion carried unanimously.

Financial Report provided by Glenn Mangan-available upon request

Motion made by Kelli to contract Park Smart, LLC in the amount of \$742.50 to enforce parking concerns. The motion was seconded by Giuseppe, motion carried unanimously.

Security: The Board reviewed a proposal for security cameras, the first phase includes a hardware to continue to add more cameras throughout of the community. The first phase is \$5,867.88 (which includes cameras for pool area and hardware)

The second phase which can be broken down according to community budget (18, 195.12) this includes more cameras on the Eastside and Westside of community.

The Board decided to table until additional questions are answered by vendor.

The community was presented with two new color schemes to be selected to paint the townhomes, unfortunately there was no majority vote. It was decided to create a survey to all

residents, so we could vote. A survey will be emailed to all residents, and response should be submitted within a timeframe that will be determine once survey is dispersed to residents. A motion was made by Kelli to contract an Engineer to identify areas within the community in which additional parking spots can be added, motion was seconded by Frando. Motion carried Greg- Nay, Kelli-Yes, Frando-Yes, Giuseppe-Yes.

*Board member Giuseppe will assist in the process, being that he has an engineering background.

*Challenge will be approval from the City of Boynton planning and zoning department

*It may not cure the parking situation

Motion made by Greg to move forward with EC welding to replace current fence near Publix gate with a galvanized material to prevent further damage/and reduce visibility from the Publix side. Motion seconded by Frando, motion carried unanimously.

All pool devices (floats, pool umbrella, floating toys) are the responsibility of each resident. Devices should not be a nuisance to other pool users

Member Comment:

Tree removal (causing issues due to roots

Fining Committee (Several residents submitted their name to be on the committee)

Dog poop and leashes (All pets need to be leashed and you have to pick up after your pets)

Cameras- More research to be completed

Flags being displayed (Need to read docs for clarity)

Additional grass once irrigation is repaired

Traffic on High Ridge- City of Boynton Beach is working on a caution light

An exposed ditch (meeting with resident next Tuesday

Meeting adjourned at 8:07 p.m.

Canterbury Quantum Villages
October 25, 2022 Meeting Minutes

The meeting was called to order on October 25, 2022 at 5:15 p.m. present board members Greg Miller, Kelli Drum, Nick Lang. notice of meeting was posted on the East and Westside entry gate. Email blast sent to residents same day around 1:45 p.m. Absent board member Guiseppe Van Oordt and Frando Patterson

Motion made by Kelli to settle the POA lawsuit for a minimum of \$40,000.00 and not to exceed \$50,375.00, motion seconded by Nick. Motion carried unanimously.

Meeting adjourned at 5:33 p.m.

Letter from attorney explaining the Lawsuit 10/26/22

Canterbury is a party to a lawsuit filed by the bankruptcy trustee for the Quantum Park Property Owners Association (“QPPOA”) against all of the members of the QPPOA (including Canterbury and every other current and former property owner in Quantum Park) alleging that the QPPOA members are all liable for unpaid debts of the QPPOA that existed when the QPPOA filed for bankruptcy. An attorney was suing the QPPOA to collect his fees when the bankruptcy case was filed, and the hope of the QPPOA board was that by dissolving the Declarations and filing bankruptcy, it would go away. Unfortunately, it did not work. The trustee’s argument is that the QPPOA dissolved its Declaration of Covenants to avoid being forced to assess the members to pay these debts. He's not wrong – that is exactly what happened – and the bankruptcy code has a mechanism for undoing those types of actions. While many defenses have been raised as to lack of fault on the part of the current property owners, lack of consent to incur these legal fees by the current property owners, and even defenses to the legal fees that were raised by the QPOAA and later rejected by the bankruptcy trustee, at a recent hearing the bankruptcy judge strongly suggested that he did not see merit in those defenses. In sum, his view is that a QPPOA board decided to hire this lawyer, another QPPOA board decided not to pay his fees and file for bankruptcy, and regardless of whether or not they participated in those decisions, every property owner in the QPPOA (including all property owners in Canterbury, which is a member of the QPPOA) is responsible for the decisions made by the QPPOA board. Even if the bankruptcy was not filed, the judge in the lawsuit that the QPPOA board was trying to stop could have ordered the QPPOA board to impose an assessment to pay those legal fees if the QPPOA board lost that lawsuit. By filing the bankruptcy, the QPPOA board seems only to have delayed an assessment that should have happened back in 2018 when the attorney sued to collect his fees. By defending the case to this point, the Association benefited from developments in the defense that reduced the original demand from \$67,000 to \$55,328.17, so the question now is whether to pay that amount, settle, or keep defending the lawsuit in the hopes of reducing the figure.

There are a couple things in the lawsuit that recently haven't gone our way and the lawyer advised us to settle. If the case went to trial, we could end up owing the QPPOA trustee about \$30,00, but possibly more, and our legal fees would be somewhere around \$15,000 or more. Currently, we share the cost of representation with other defendants so the legal fees have been minimal. Most of the other defendants in the group that is sharing our defense costs are settling, so if we do not, then we could end up footing the bill for all of the legal fees that are required to continue defending the lawsuit.

Canterbury's board agreed at the 10/25 emergency meeting to authorize the lawyer to settle for a minimum rate of \$40,000 and a maximum rate of \$50,375. The lawyer also advised us anything less than \$40k will very likely be rejected. Glenn is checking to see if our insurance policies cover any costs for us. Once the lawyer has reached an agreement with the trustee we will have another meeting to discuss the how the assessment owed to the QPPOA trustee will be assessed within our community. We should have an answer from the bankruptcy trustee next week.