

CANTERBURY AT QUANTUM VILLAGES
HOMEOWNERS ASSOCIATION, INC.

Canterbury at Quantum Villages Homeowners' Association
Board Meeting

May 16, 2023

6:00 P.M. @ Pool Area

Board Meeting

The meeting was called to order at 6:00 p.m. by Frando Patterson, Kelli Martin, and Greg Miller.

Giuseppe Van Oordt 6:35

Motion made by Kelli Martin to approve the February 21, 2023 meeting minutes, motion seconded by Frando, motion carried unanimously.

Motion made by Frando to approve the agenda, motion seconded by Kelli, motion carried unanimously.

Financial Report provided by Glenn: Available by request

-Audit recommendations for a Board member to approval monthly spending report, acknowledge by signing off and send to financial manager.

-Explained the options of moving forward with Foreclosure process vs awaiting the bank to move forward. (Possible rent demand or new rental)

Motion made by Greg to move forward with the Foreclosure process, not to exceed \$3,000.00, motion seconded by Kelli, motion carried unanimously.

-Legal notice was received from Southern Golf cart requesting a payout for golf cart. (Board is still requesting initial contract to prove debit exist.)

Motion made by Frando to request a letter from our attorney's office requesting to settle the debit in the amount 1,500.00, motion seconded by Greg, motion carried. Greg -yes, Frando-yes, Nick-Abstain, Kelli-yes

Motion made by Greg to get prices for a Reserve Study, motion seconded by Frando, motion carried unanimously.

Fining Fee Committee Fees:

Dog Poop Direct Fine of \$100.00

Trash Can \$25.00

Window Treatment: \$50.00

Bulk Trash Removal \$150.00

Gate Arm Repair (repair plus administration fee)

Grass Parking 100.00

ARC violations: no application for exterior replacement

(lights, door knobs, etc)

All misc. violations up to \$100.00

Motion made by Nick to approve the purchase of Colusa Hedges in the amount of \$4,600.40, motion seconded by Greg, motion carried unanimously

Resident Comments:

Request to remove pergola, due to rotten wood. After discussion a Motion was made by Greg that homeowner may remove pergola with the submission of an ARC application, motion seconded by Nick, motion carried unanimously.

Request for consideration to allow light fixtures that match door hardware, board will gather further information and determine later.

General conversation about the 2024 Budget (Potential expenses, tree removal, gate replacement, insurance increase, irrigation concerns)

Residents discuss roof leak from last year that was not repaired. Three companies provided estimate however it was never determined to be storm or hurricane related. Homeowner shared that she experiences water intrusion during rainstorms.

It was recommended to request traffic study for High Ridge traffic flow, it is very dangerous when entering and existing the community.

Motion made by Kelli at 7:40 p.m. to adjourn the board meeting, motion seconded Nick, motion carried unanimously.

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C/O Skilled Management & Maintenance Services

561-889-9137

smsmanagement@yahoo.com

www.canterburyquantumvillages.com

Board Meeting

August 29, 2023

The meeting was called to order at 6:00 p.m. by Frando Patterson, Kelli Martin, and Greg Miller, and Nick. Also Present Glenn Mangan.

Giuseppe Van Oordt -absent

Motion made by Frando to approve the meeting minutes from May 16, 2023 motion seconded by Kelli, motion carried unanimously.

Motion made by Kelli to approve the agenda, motion seconded by Nick, motion carried unanimously.

Financial Report provided by Glenn: Available by request

Property Management Report:

Recommended adding more funds towards tree trimming/ removal. Motion made by Greg to allot \$10,000.00 for tree work., motion seconded by Nick, motion carried unanimously.

Corrected the fining process by noting that all fining meetings need to be posted such as regular meeting.

Tabled (Camera Project Continuation) need to get up to date prices.

Discussed bathroom upgrades: Replace exhaust system and toilet and faucets, not to exceed 5,000.00 dollars. (After additional proposals board will ratify through email)

Rust Tech- reaching out to discuss treatment process, a lot of the new paint is being ruined from the irrigation.

Potential Budget Items:

Upgrade Gate systems

Increase Parking Enforcement

Pesticide (Bee Removal)

Additional lawn maintenance, irrigation, and trimming

Motion made by Frando to move forward with making repairs to fence that was damaged by FPL subcontractor in the amount of \$1,924.00, motion seconded Nick, motion carried unanimously.

Motion made by Greg to schedule Budget Workshop for September 19th , motion seconded Frando, motion carried unanimously.

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Budget Workshop

September 19, 2023

Workshop: Was called to order Present members Kelli, Nick, Greg, Frando and Financial manager.

Financial manager- Glenn Mangan Presented a proposed 2024 Budget that consist of a possible 20% insurance increase. We went over each item within the Budget. It was requested to add additional funding for irrigation repairs, fund the reserve account, and misc repairs.

According to Reserve study, the Board of Directors made the steps to start applying additional funding to start to close the gap for the under funded Reserve account.

Converstation from residents to find ways to decrease the 2024 Budget.

*Remove virtual guard system *Decrease irrigation repairs *Research other insurance options

Board agreed to put a survey out to determine if residents would like to upgrade the current virtual guard system, replace, or discontinue.

The Board of Directors discussed that they would like to avoid an assessment so the residents don't have that burden. Residents specified they would prefer a one time assessment instead of a blanket increase in fees.

Projects to continue: 2nd phase in cameras, adding hedges in areas throughout the community, increase funds for bee removal in common areas. Increase irrigation line item in budget to repair aging system.

Motion made by Greg to schedule Budget meeting on November 14, 2023 at 6:00 p.m., motion seconded by Nick, motion carried unanimously.

Members will be notified through mail by a 14 day notice with proposed budget enclosed.
Workshop adjou

ended at 7:04 p.m.

Canterbury Budget Meeting

November 14, 2023

6:00 p.m.

Meeting was called to order at 6 PM present board members, Frando, Greg ,Kelli,
absent board, members Nick and Giuseppe

Also, present, Glenn Mangan .

Proof of meeting was mailed to residents with a 14 day notice with proposed budget
included .

Glenn began with outlining changes in the budget . Residence provide input in
reference to potential cost savings. Residence propose not funding the reserve
accounts, others propose separating the insurance and making it each individual
homeowners responsibility.

Questions arose in reference to loans versus assessments. I shared with residents
the benefits of a master policy by giving example of residence not being covered in
an event of an hurricane or natural disaster, and not everyone being able to rebuild
their dwelling situation, such as this will decrease property value and have the
community viewed as an eyesore.

Other residents requested the amount that was being paid towards insurance versus the fees financial manager disclose that the HO a fees were made up of \$207 that was for insurance only.

It was also discussed by the Board of Directors that we could not continue to kick the can down the road we have to properly fund the reserve account as the community continues to age major repairs will have to be made. Many residents expressed their concern about the fees, going up in inflation, and overall cost a living.

Motion made by Kelli to approve the proposed 2024 budget that was mailed to residence motion second by Greg motion carry unanimously.

Motion made by Greg to adjourn the meeting at 7:05 motion second by Frando motion care unanimously .

**Canterbury Board Meeting (Immediately after
Budget meeting)
November 14, 2023
6:00 p.m.**

Meeting was called to order at 7:06. Establish quorum, Frando, Greg , and Kelli also present Glenn Mangan meeting notice was posted on the east side entry in west side entry of the community.

Property management report given by Kena Brown .

Envera guard system was left in a position due to connectivity issue with Xfinity which was unidentified for days.

Explain to residence the pros and cons of Evera system also noted to residents that we are in the process of putting together a survey to see if residents want to keep guard system or to discontinue the guard system all together .

It was also expressed by residence that they are frustrated with the gate system, and they would like to look at other alternates. Some residents shared that they would like to look at removing the gate system. Collectively, Glenn share with the residents if the gate system was removed it would be and cost savings of \$25 per household .

Old business, discuss with the board of directors and residence that we need to review our community declarations and possibly pin point out 3 to 5 items that are inconsistent in the declarations to make modify changes so that the community has one set of complete governing documents that are consistent with the rules and regulations Some of the topics were pet regulations parking rules repairs versus maintenance of roof. Collectively, we agreed to review the declarations obtain a shortlist to distribute to residents and attorneys office to make the necessary changes. This process will take approximately 6 to 8 months from start to finish.

The annual meeting is scheduled for December 19 at 6 o'clock at the pool area after meeting board members and residents will walk the community to provide judges for holiday decorations light refreshments will be served.

Member comments were made in reference to parking in alleyways, it was noted that we need a long-term solution for oversize vehicles that are obstructing the roadway.

Motion was made by Greg to adjourn the meeting at 7:34 p.m. motion seconded by Frando Motion carried unanimously.

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Annual Meeting

December 19, 2023

Canterbury annual meeting December 19, 2023 signing started at 5:30 PM signing concluded at 6:23

A quorum was established with 37 residents present. Three volunteer residents assisted with the count. Candidates on the ballot were as followed Kelli Martin, Nick Lang, Greg Miller, Giuseppe Van Oordt, Frando Patterson, Genevieve Gonzalez, Del Pearce the tally were as followed :

Keli drum 26

Nick Lang 37

Greg Miller 36

Giuseppe Van Oordt 16

Frando Patterson 30

Genevieve Gonzalez 23

Dale Pearce 28

The new Board of Directors as followed Nick Lang, Greg Miller, Frando Patterson, Del Pearce, Kelli Martin, annual meeting closed

Organizational meeting called to order at 7:09 Qourum establish with Greg Miller, Kelli Martin, Nick Lang, Frando Patterson, Del Pearce . Also present, Glenn Mangan and Kena Brown.

Motion made by Greg to nominate Kelli to be President motion second by Nick motion, carried unanimously, motion made by Kelli to nominate Greg Miller as Vice President motion carried, second by Nick motion unanimously

Motion made by Kelli to nominate Frando as treasurer motion seconded by Del motion carried unanimously.

Motion made by Greg to nominate Nick as secretary motion seconded by Del motion, carried unanimously, remaining board member Del as Director.

Insurance agent Joann Kluglein was contacted by property management by phone to speak with residents, to explain increase in rates, the reasoning behind rate and increase higher appraisal value replacement value in an uncontrolled insurance industry. Multiple companies were solicited for proposals. Multiple denials agent is hopeful that more carriers will eventually come to Florida, not certain the timeframe or guidelines Residence present share concern about the age of the roof. What exactly the policy covers management iterated reiterated the importance of not having too much insurance coverage. Resident should only have an HO6 policy.

Meeting adjourned at 7:23 PM