

Canterbury at Quantum Villages Homeowners' Association  
C/O Skilled Management & Maintenance Services  
April 21, 2020 Meeting Minutes

The Canterbury Board meeting was called to order on April 21, 2020 at 6:05 p.m., the meeting was held remotely through zoom. The notice was put on sign on the east and west side of the community near entry gates. Present Board members: Donald Norris- President, Jeannie Carr-Vice President, Shari Fox- Secretary, Karen Schefter- Director, Michael Quinn- Director. Also Present Glenn Mangan- Financial Manager and Kena Brown- Property Manager

Financial Report was provide by Glenn Magnan

Increase in spending due to lawn maintenance

Property Management Report- Kena Brown

- Lawn Maintenance improvements- Entry Signs and stones were applied in front of two buildings, Pool heater installed
- Pool Resurfacing will start immediately, while the pool is closed during the Covid 19 pandemic
- Parking- The board members are prepared to move forward with booting along with towing to enforce parking

Cleaning contract –was tabled- mention that there is an increase in trash with all the residents being home.

Comcast is requesting that the HOA sign a contract because allegedly in breach of contract that was signed in 2004 by the developer. This contract will be forwarded to the Attorneys office to determine if we are obligated to move forward.

Discussed the language of the community documents that specify that residents are responsible for Bee removal and etc repairs to the exterior of the property.

Recommendations by Board:

- Palm Fond to be cut away from the building (causing insects to enter units)
- Leaves need to be removed from storm drains and gutter drains
- speed bumps vs signs to reduce speeding within the community

Motion made by Donald to adjourn the meeting at 7:18 p.m, motion seconded by Mike, motion carried unanimously.