

# Canterbury at Quantum Villages Homeowners' Association

C/O Skilled Management & Maintenance Services

(561) 889-9137

[smsmanagement@yahoo.com](mailto:smsmanagement@yahoo.com)

[www.canterburyquantumvillages.com](http://www.canterburyquantumvillages.com)

## Board Meeting/Minutes

March 18, 2025

6:00 P.M. @ Pool Area

The meeting was called order at 6:03 p.m. Present board members Greg Miller, Frando Patterson, Del Pearce . Absent members Kelli Martin and Nick Lang.

**Financial Report** provided Glenn Mangan:

Board signed a release for 2024 audit report, board signed tax return for 2024

\$80,000.00 was moved from one Reserve account to another to incur better interest rates

Operating Account 99,202.00

Bank Florida- 116,601.00 (Reserve)

Truist-84, 951.00 (Reserve: 80,000.00 will be transferred to Bank Florida for a better interest rate)

Property Management Report:

Butterfly MX on eastside has been working properly for the past month; residents must inform Property management with any changes to email or phone numbers to maintain accurate records for software.

Community scheduled to have a massive cleanout to reduce the leaves and pollen throughout the community.

Pavers have been repaired throughout the community; Currently seeking proposals from companies to clean pool deck and furniture, sidewalks, swell area.

Two proposals submitted for valley gutter remove and replace with new concrete and asphalt (in two problem areas within the community)

Motion made by Greg to use Boulder Construction, LLC in the amount of \$9,000.00, motion seconded by Frando, motion carried unanimously.

There was a \$2,000.00 difference between the two proposals.

Community Events: Would like a group of residents to get together to organize a potential food truck event for the community in an effort of fellowship with neighbors/friends an email will follow.

Community Comments: 1. Encourage residents to clean pool area after use, returning pool furniture to the proper location 2. Questions about CDD taxes

Motion made at 6:27 p.m. by Frando to adjourn the meeting, motion seconded by Greg, motion carried unanimously.

Canterbury at Quantum Villages Homeowners' Association

C/O Skilled Management & Maintenance Services

(561) 889-9137

smsmanagement@yahoo.com

www.canterburyquantumvillages.com

Board Meeting Minutes

September 16, 2025

6:00 P.M. @ Pool Area

Meeting was called to order at 6:00 PM present board members Greg Miller, Nick Lang , Frando Patterson. Absent board members Del Pierce. One resigned board member Kelli Martin (sold home) Also present property management Kena Brown. Financial Manager absent- Glenn Mangan

Motion made by Nick to approve the September 16th, 2025, agenda as written. Motion second by Greg motion carried unanimously.

Property management report given:

Paver repairs have been completed within the community

Pressure cleaning was completed within the community

Concrete restoration was completed.

Replacement of light fixtures at the pool area complete

Planters painted in the entryway of the pool area completed

New business:

Address board vacancy: Board members were given an opportunity to make recommendations to fill the vacant position. Frando requested any interest from community residents that were in attendance. Greg mentioned Sheila Hernandez, she provided information about her residency for over 11 years within the community.

Motion made by Greg to appoint Sheila to the Board of Directors, motion seconded by Nick motion carried unanimously.

Roof replacement plan: I briefly discuss plans for the board of directors to obtain pricing and possible options for assessments to replace the roofs within the community. To make the residents aware that eventually the rules will have to be replaced, the board is

seeking the most cost-effective method to introduce to the community. A timetable has not been established however we want to keep the residents informed the efforts are being made to have the proper funding available to replace all the roofs.

Residence addressed the board of directors with questions and concerns about flat roofs, possible assessment amounts, and timetable.

Backup search protector and a new equipment box: the current box near Publix pedestrian it's old and it's repaired it is currently taking in water causing the surge protector/ battery backup to burn out. To protect the equipment, it is recommended that the box be replaced. I am currently awaiting pricing, but this maintenance needs to be completed. The board of directors will receive an e-mail with proposal.

A reminder was provided to all residents: Boynton Beach Police Department is showing greater presence within the community.

Reminding residents to lock their car doors, and so please supervise children while they're in the common areas to prevent any miscellaneous mischief.

Board members mention that they are still outstanding Fascia board that needs to be repaired.

The floor was open for three-minute comments by residents:

1. There was mention of dogs being off the leash
2. Recommendation to see if the Preserve area could be used for additional parking
3. Questions about potential assessment for roof replacement
4. Concern About tile roof versus flat roof when we have assessments for the roof replacement
5. Concern about corner lot not being properly maintained due to pass residence planting their own garden, but now the area is being neglected.
6. Envera sign still hanging on east side or community
7. Concerned that homeless population is using the small guard house as a place to sleep and charging their cell phones, it is recommended to add some type of deterrent
8. Resident seeking payment information
9. Resident mention flying drones to provide extra security.
10. Requested more community involvement for holiday light competition, reminded residents to engage in community activities.

11. Budget workshop scheduled for October 21<sup>st</sup>

Motion made by Nick at 6:51 to adjourn board meeting motion second by Greg motion carried unanimously.

Canterbury  
Budget Workshop  
October 21, 2025

Budget workshop was called to order at 6:05 present board members: Greg Miller, Frando Patterson, Del Pierce. (Absent members Sheila Hernandez and Nick Lang)

Financial manager Glenn Mangan went through each item of the proposed budget for 2026 as a direct reflection of previous year. The anticipated increase because of uncertainty based of previous insurance increases.

- \*Concerns about increase of monthly irrigation charges, and possibility of changing vendors.
- \*Discussed increasing line item for lawn maintenance to give options for possibly changing companies
- \*Monies removed from tree maintenance (5,000.00) to help with possible savings.
- \* It was recommended to schedule the Budget meeting later in December to see how insurance increase would affect the 2026 Budget
- \* The Board requested additional funding to the Reserve account to reduce the shortfall.
- \*The was discussion about Roofing Project and funding options for the future
- \*Budget meeting is scheduled for December 16,2025

Residents:

- \*Question about roof replacement
- \*Questions about what Reserve

Workshop ended at 7:04 P.M

## Board Meeting Minutes

November 18, 2025

6:00 P.M. @ Pool Area

### Board Meeting

Meeting was called to order at 5:56 PM present board members Greg Miller, Nick Lang, Del Pierce and Sheila Hernandez, also present Glenn Mangan. Absent board member Frando Patterson

No financial report is provided, being that we are discussion 2026 Budget items

Property management report included old business: board vacancy being filled by Sheila, roof replacement plan, data boxes throughout the community to be organized and new locks.

FPL lights have been upgraded to different heads (new LED)

New business:

Motion made by Greg to move forward with hiring new lawn maintenance company Perfect Cut Landscaping, motion seconded by Nick, motion carried unanimously.

Motion made by Nick to move forward with termination of current landscaping company contract, (Brightview) motion second by Greg motion carried unanimously.

There was discussion in reference to budgetary items :\*

\* Insurance decrease of \$39,242

\* Lawn maintenance increase of \$16,000

\* Tree trimming line item increased by \$25,000 increase of

\*\$3400 for a total of \$5000 for legal fees that will be associated with Community declaration amendments for the community.

Motion made by Greg to proceed with new insurance rating with an inclusion of the 5% deductible, motion, second by Nick motion carried unanimously.

HOA fees will remain the same amount of \$435 with an additional \$17,000 being added to the reserve account to help reduce the short fall.

The Board of directors will be reviewing the declarations to move forward with amendment changes. Our current declarations do not support roof replacement as a HOA project

Member comments.

Residents share concern of possible gas being stolen from vehicle

Residents shared concern of car detailing company operating from within the HOA and also potential structural concerns from accumulation of water.

Motion to adjourn meeting at 7:05 made by Greg, motion seconded by Nick, motion carried unanimously.

Canterbury at Quantum Villages Homeowners' Association

C/O Skilled Management & Maintenance Services

(561) 889-9137

smsmanagement@yahoo.com

www.canterburyquantumvillages.com

Annual Meeting/ Budget Meeting

December 16, 2025

5:30 (sign in) 6:00 P.M. @ Pool Area

No Annual Meeting due to lack of Quorum

.....

Budget Meeting called to order at 6:03 P.M. present board members Greg Miller, Frando Patterson, Del Pierce, and Sheila Hernandez. (Absent Nick Lang)

Motion made by Frando to approve the 2026 Budget, motion seconded by Greg motion carried unanimously.

Due to actual savings in insurance the monthly HOA fee is \$435.00 is remaining the same

Motion made by Greg to adjourn the meeting, motion seconded by Del, motion carried unanimously.