

**Canterbury Lakes HOA
Board Meeting Minutes**

May 10, 2007

Call to Order at 7:02 p.m.

Board Members in Attendance: Monica Baron, Robert Alexander, Ken Miller, Barbara McGreal, Doug Pinner from McNeil Management was also in attendance

Quorum was verified and timely notice of the meeting was verified. Minutes of February 7, 2007 meeting were reviewed and approved without reading.

Financials

Mr. Pinner addressed the financial matters including the monthly reports and delinquent accounts. The delinquent accounts are down considerably – 9 homeowners delinquent at this time. There are 2 homeowners that paid the yearly maintenance fee twice. Motion was made by Ms. Baron to reimburse those homeowners for the overpayment and was seconded by Ms. McGreal. All in favor.

Unfinished Business

Need to get the walk through of the community done and the punch list prepared to give to Westfield so that they can repair all items before they are gone from the community. Much discussion on how to do get that accomplished. It was decided that the community would be divided into phases. Phase I – Robert, Phase II – Ken, Phase III – Barbara, Phase IV –Monica. Robert would take care of the perimeter (wooden) fencing area. We are to check the streets, sidewalk, and drainage areas. It is requested that we make certain that the punch list include an inspection of all drainage system.

Discussion – damage to skimmer. Need to repair before the rains start. McNeill to get an estimate to get it repaired. Looks as if it was vandalized.

Noticing that Byron Taylor, President, was absent from the meeting, Mr. Pinner informed the Board he resigned due to personal problems, which none of the Board members were aware of. Mr. Eddie Anderson was in attendance at the meeting and showed an interest in becoming a member of the Board. The Board unanimously agreed to his appointment.

Nominations and appointments are as follows:

Monica Baron, President
Ken Miller, Vice President
Eddie Anderson, Director

Unfinished Business

Sheds: Discussion was had concerning this matter and what it entailed to amend the Declarations. Ms. Baron was to meet with Mr. Pinner to review the procedures before

moving forward on establishing a criteria and/or a change to allow sheds. It was suggested by Mr. Miller that if it was decided that a change would be made that it be done in conjunction with the General Meeting to get the necessary amount of votes.

Paint Request: House painted a color that is not an approved color and ignored all letters. Send to attorney.

Front Screening: Wording of what is acceptable so that the ACC knows what to approve and the guidelines to follow to be written by Mr. Alexander.

Architectural Committee: Mr. Miller made a motion that a Board Member should sit on that committee and Ms. Baron seconded the motion. All in favor. Mr. Anderson was elected to sit on the committee, seconded by Mr. Miller. Community members were then elected to the committee as follows: Mr. Alexander nominated Barbara McAllister, seconded by Ms. McGreal. Mr. Miller nominated Steven McGreal, seconded by Ms. Baron.

Vacant Lot – landscaping. The estimate was dated December 2006. Signs are up. Doug to contact company to see if quote still good and obtain bid for alternate power source and water source. Check on Florida friendly landscaping.

New Business

Specialty Pressure Washing – 3/21/07 bid for \$860 to pressure wash the PVC fencing once a year for mold and mildew. Mr. Miller made a motion to accept the bid which was seconded by Mr. Alexander. All in favor.

Discussion to move meetings to Giunta Middle School.

Neighborhood Watch Committee. Wendy Vera heading up the committee.

Architectural Report – Fences are exceeding boundaries.

On-going owner violations – Mr. Pinner feels that response to the violations by the Board is not swift enough (since we only meet quarterly) and asked for blanket approval or approval via email. It was decided unanimously by the Board that email approval would be given for violations.

Open to the floor at 8:05 p.m.

Meeting adjourned at 8:19 p.m.

Next meeting – August 22, 2007 at 7:00 p.m. at Frost Elementary School