

GLENWOOD SPRINGS HOMEOWNERS ASSOCIATION, INC. ANNUAL MEETING MINUTES

DATE: Monday, December 4th, 2017
TIME: 6:30 PM
PLACE: Hampton Inn, Deland
20 Summit Place
Deland, FL 32720

The meeting was called to order by Marilyn Cormier, President Glenwood Springs at 6:30 pm. Board members present: Marilyn Cormier, President, Brian Boulris, Vice President, Charles Newcomb, Secretary/Treasurer, and Teri Wimmer of Wimmer Community Association.

A motion was made to waive reading previous Annual Meeting Minutes of Dec. 5, 2016 and seconded by Brian Boulris.

Teri Wimmer of Wimmer Community Management Company provided the following:

Proof of Notice Affidavit: Notarized statement provided for inspection.

Establish quorum of owners by the presence in person or by proxy of homeowners.

Election/Appointment of a Board Member

- There was one Board position available for election. Notices were mailed out to the community previously announcing this open Board position. There were no responses. There was one existing Board Member who was interested in continuing as Sec/Tres. for 2018, so an election was not necessary.
- Discussion and approval of 2018 Budget – Teri Wimmer reviewed and handed out copies of 2018 budget with a brief narrative of annual increase of \$28 per year. There was much discussion from homeowners, the management company, and the board regarding the annual increase. A motion was made to approve the 2018 budget. Brian Boulris seconded the motion.

Board President's Comments 2017 - Marilyn Neidermeier

When selecting contractors in our community, all contractors must meet the following criteria:

- Price, showing a breakdown of services offered (Not every contractor delivers the same services for the price quoted.)
- Quality of Service (Look at a sample of their work.)
- Dependability (Do they deliver their services on time?)
- References from other customers (Use contractors who have been recommended from a reliable source.) The board has had excellent service from our existing contractors. They have not increased their rates for the past 7 years.

Sidewalk Cleaning Program for 2018 – Total Cost \$8,700. Approved at July 8, 2017 Board Meeting

The Community Cleaning Project scheduled will cover the following:

- Pressure cleaning 213 aprons neighborhood sidewalks, and curbing using homeowner's water. Community sidewalk cleaning will start in the first quarter of 2018 with Loughton, then on to Aldridge, Bexley, Bramley, Hackney, Islington, Clapton, Weymouth, Teddington, and Lancashire. - \$6,000
- Front entrance, signs, sidewalks, street curbs, and center island. - \$500
- All pool area, furniture, bathroom house, split face wall and sidewalks. \$500
- Park, sidewalks including signs. \$1,200

- All natural common areas throughout the community. \$500

Security Hours for 2018:

January - May 2018 – 15 hours per week. June - August 2018 – 25 hours per week. October - December – 15 hours per week.

ARC Committee –

Starting Dec. 1, 2017, Ed Zborowski will be heading the ARC Committee. **Please email all ARC requests to him at: mistere1z@netscape.net**

Under Section 6.3 of the Declaration, homeowners shall obtain Architectural Review Committee (ARC) approval prior to beginning any exterior painting, remodeling, construction, or other project that affects the exterior appearance of the property, including fences, landscaping and outdoor improvements, to ensure the general appearance and value of the neighborhood. ARC requests should be submitted as early as possible to ensure a full and timely review. As part of that process, homeowners are required to submit “plans and specifications showing the nature, kind, shape, height, materials, color scheme and location” of proposed improvements for ARC approval. This includes site plans showing the location of any proposed fences, patios, walkways or major landscaping changes. Homeowners who begin such work before obtaining ARC approval are subject to a late filing fee of \$25. In addition, the HOA may require the homeowner to (1) remove any changes to the lot or improvements that are not subsequently approved by the ARC and (2) restore the property to its previous condition. If the work is to be done by the homeowner, copies of all required permits must be provided to the ARC before installation begins. The ARC can also resort to other remedies available to the HOA under Section 6.10 of the Declaration, as established by the Glenwood Springs Board of Directors. (Board President will obtain verification from the City of Deland on permitting guidelines)

Pond and Floating Fountain Project Review

Extra copies of the newsletter were available detailing this project.

Final breakdown of costs:

(*Note: An increase in the cost of the pond was approved at the Aug. 14, 2016 Board Meeting).

- Allen Tractor \$20,000.00
- Freedom Electric \$ 2,492.00
- Edenfield Corp. \$12,795.98
- Universal Engineering \$ 3,030.00
- Zev Cohen Engineering \$13,069.59
- Total Cost: **\$51,388.47**

Community Events Review:

Christmas Lights Contest- Dec. 20 @ 7pm 2017

Community Yard Sale – April 2018

Easter Egg Hunt – April 2018

Halloween Costume Contest – Oct. 31, 2018

Meeting Adjourned

Next Meeting – To be announced