

Glenmoor Trail Homeowners Association, Inc.

P.O. Box 541

Gonzalez, FL 32560

Minutes of the GTHOA meeting

11 October 2023

Directors Staff Bldg at Hadji Shrine Center

Board of Directors present: Cliff Blackmon (President), Kim Caturla (Treasurer), Heidi Jongquist (Secretary), and Nicole Partridge (Director at Large)

Cliff opened the meeting at 6:00pm with the Board of Directors and the following homeowners present:

Mike Angelo	Steve & Margy Brown	Dan Clough
Jillian Donahoo	Paul & Carrie Firth	Uwe & Lori Henseler
Dennis Jongquist	Steve Pearce	Michelle Penfold
Robert Powers	Don Schinker	Robyn Tuck

Cliff announced that our Annual Meeting will be held in March 2024, date TBD. An increase in dues will be discussed during that meeting and elections will be held.

FINANCIAL REPORT: Kim presented the financial report, with discussions focusing on our storage unit, landscaping contract, and delinquent HOA dues.

- The cost for the storage unit will increase in 2024. The contents of the unit include Christmas decorations and historical HOA files. We may be able to store them elsewhere, eliminating the need for the unit and diverting those funds for other uses.
- Our front entrance landscaping is overrun by weeds and in great need of attention. Our current landscaping contract does not include a provision for weed control and adding it to the 2024 contract will increase the cost.
- Four homeowners are currently delinquent in paying their 2023 dues, with one delinquent for multiple years. The Board will be discussing possible action with an attorney.

CC&R AND BY-LAWS: Cliff gave an overview of violations of our GTHOA Covenants, Conditions & Restrictions (CC&R) and our By-Laws, summarized below:

- Unapproved changes to house or property, including sheds, or major changes to landscape. Requests to make changes must be submitted through [PayHOA](#) software as an Architectural Request.
- RVs, campers, trailers and boats visible from the street, including leaving work trailers in driveways. If they're visible, move them to a storage area.
- Wrecked vehicle visible from another lot or the trail. Move it or fence in yard so it's not visible.
- Yard signs advertising the homeowner's business. This doesn't include temporary signs that stay up for 24 hours, such as lawn service spraying chemicals.
- Parking on the street – it's a problem again.
- Trash cans not brought in after trash collection; cans visible when stowed.
- Yard and hardscape maintenance. Driveways and curbs need pressure washed, yards need mowed and edged, attend to weeds, trim shrubs. Some shrubs are so large they almost cover windows.

AMENDMENTS TO CC&R AND BY-LAWS: Heidi discussed the need to make amendments to CC&R and By-Laws. We missed the 20-year revision window and were automatically rolled into a new 10-year window. The Board is working with an attorney to see if we can amend rather than revise the CC&R and By-Laws. We need volunteers to help update our documents to include things like composite fencing and metal roofs (to maximize insurance reimbursement rate). Several homeowners have expressed the need to allow basketball nets and tighten/clarify shed requirements. Anyone wishing to assist with amendments should contact Heidi at HJongquist@gmail.com.

SAFETY ISSUES: The Trail has become a safety issue and needs attention. Several areas of concrete have moved out of place or been uplifted by roots over the years, creating an uneven walking surface. Other areas of the Trail are in danger of falling in because French drains have been installed in a manner that outpouring water has washed out the foundation of the Trail.

Relocating those drains to an area that does not impact the Trail is the homeowners' financial responsibility, and that relocation must be completed before that section of the Trail can be repaired.

Repair costs for the Trail are estimated to be about \$10K and may go higher depending on the level of effort and material required. A Special Assessment may be required to cover the costs, and the Board will provide an update on this later. In the meantime, we have placed a caution sign at each entry/exit point of the trail to provide a reminder to be careful if you use the Trail.

Additionally, several areas of the Trail need cleaning. The Board sends a big shout out to those homeowners who have pressure washed their portions of the Trail and encourages others to clean their sections.

Those homeowners who have fences along the Trail are reminded to walk the Trail and check your fence – trim back foliage that may be pulling your fence down and make repairs to reinforce it and replace missing or rotted wood.

COMMITTEE OPPORTUNITIES: As previously mentioned, we need to staff some committees and project teams. Remember that it takes a village... Contact a board member if you can assist.

- Mailbox Project: Spray paint each post, including the top ornament. Homeowner may want you to paint the mailbox if they don't want to replace it. At one point, we had a homeowner who could machine-cut the address numbers so all box numbers would be standard. Any corporate memory of that?
- Architectural Review Committee: ideally at least 3 people
- Amendments to CC&R and By-Laws: need your input on desired changes to current requirements or vague verbiage. Send it to HJongquist@gmail.com. We also need a few people to help assemble a finished document.
- Concurrent with recent changes in HOA laws, we may need to establish a Fine Committee: 3 members not BOD members or related to BOD members.

NEIGHBORHOOD ODDS & ENDS:

- The Ice Cream Truck is always a big hit! How about a weekly Food Truck event in the Byron Place cul-de-sac? Is this something you'd support?
- Do we want a semi-annual yard sale? Those present at this meeting weren't in favor because of poor participation in the past. Let us hear your thoughts.

- Neighborhood workday – a neighborhood workday (in lieu of paying a service company) was suggested to handle chores such as pressure washing the entry fence and curbs, pulling weeds, etc. This idea was not popular with homeowners attending this meeting. Alternative is to pay for the service work. We could also use the time to help any neighbors who are unable to take care of their property as they once did. Neighbor helping neighbor.
- Social events to build relationships and promote camaraderie, like Tonya Stephens' Annual Halloween Bash and Pat & Don Schinker's Annual Easter Egg Hunt. The Board welcomes your ideas.

HOMEOWNER COMMENTS:

- Front entry needs work, both fence and gardens. Trees and bushes need trimmed, especially near the street at the Trail entrance. Curbs need pressure washed.
- Comments were made about the difficulty in seeing oncoming traffic at our entrance curve near the Trail and on Bowling Green Way. Suggestion was made to purchase convex traffic mirrors for both locations. The Board will check pricing on those.
- Safety issue with children's bus stop near the entrance to our subdivision. High traffic on this busy road presents an unsafe environment for these children. Discussion was held on moving that bus stop into our neighborhood near the library box. Another option was to file a complaint with the County Commissioner. Cliff took that for action and encouraged others to also call.
- Dim streetlights. Can we have our streetlights replaced with brighter LED fixtures? Cliff advised that he had already approached FPL on that issue and was told they would get to us when they could. Cliff will reach out to FPL again.

REMINDER: Any homeowners or renters who have not yet created a PayHOA account should use this link <https://www.payhoa.com> to create an account and complete their contact information. For those already registered in the tool, this is also a good time to review account information and ensure phone number, street address, and email address are current. The information entered in the tool will be used for providing required HOA-related notices.

The meeting was closed at 7:21p.m.

Glenmoor Trail HOA

Budget vs Actual Cash

January 01, 2023 - December 31, 2023

Category	Budget	Actual	Variance
Income			
Late Fees	\$0.00	\$18.00	\$18.00
Home Owner's Association	\$13,050.00	\$5,850.00	-\$7,200.00
Total Income	\$13,050.00	\$5,868.00	-\$7,182.00
Expenses			
Bank Fees	\$48.00	\$36.00	\$12.00
Electricity	\$360.00	\$202.94	\$157.06
Insurance	\$1,300.00	\$1,185.72	\$114.28
Landscaping Contract	\$7,000.00	\$0.00	\$7,000.00
Software	\$1,200.00	\$990.00	\$210.00
Supplies	\$50.00	\$0.00	\$50.00
Website	\$981.00	\$135.00	\$846.00
Post Office Box	\$184.00	\$191.00	-\$7.00
Storage Unit	\$1,020.00	\$882.53	\$137.47
DoF Annual Business Report	\$61.25	\$61.25	\$0.00
Printing	\$400.00	\$0.00	\$400.00
Fence Repairs/Maintenance	\$0.00	\$1,800.30	-\$1,800.30
Dog Waste Centers	\$50.00	\$58.50	-\$8.50
Total Expenses	\$12,654.25	\$5,543.24	\$7,111.01
Net Total	\$395.75	\$324.76	-\$70.99