

Glenmoor Trail Homeowners Association, Inc.

P.O. Box 541

Gonzalez, FL 32560

Minutes of the GTHOA meeting

14 March 2024

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
Dan Clough
Lori Henseler
Robert Powers
Joe Smith
Robyn Tuck

Steve & Margy Brown
Paul & Carrie Firth
Dennis Jongquist
Scot & Maria Reid
Martin Thomas

Adrienne Butcher
Pete Gettle
Steve Pearce
Ed Schaier
Wesley & Sharon Teutsch
Deborah Balayti & Paul Miller

Twenty (23%) of our homes were represented. We failed to achieve a quorum of 30%, 26 homes.

Reminder: Update your phone number and email address on your [PayHOA](https://www.payhoa.com) account. If you don't have an account, please create one at <https://www.payhoa.com>.

FINANCIAL REPORT: Kim reviewed the financial report and discussed the following:

- **STORAGE UNIT:** The cost for the storage unit increased in 2024 to \$203.61. As discussed and planned in our last meeting, the contents of the unit were moved to Steve and Margy Brown's home for storage, saving those funds for other use.
- **DELINQUENT HOA DUES:** 8 homeowners are currently delinquent in paying their dues, totaling \$2405.14. The Board will be discussing possible action with an attorney.

31-60 Days Past Due: \$215.92

61-90 Days Past Due: \$1200.00

90+ Days Past Due: \$989.22

- Effective immediately, estoppel fees relating to property sales will be implemented: \$100 for a standard request and an additional fee of \$50 for delinquent accounts.

CC&R AND BY-LAWS:

REMINDER: **Architectural Review is required BEFORE making any changes to outside of your home, including sheds, or major landscaping revamp, such as complete change of landscaping or removal of large trees.**

Submit your requests for Architectural Review through the PayHOA software.

Cliff gave an overview of **violations** of our GTHOA Covenants, Conditions & Restrictions (CC&R) and our By-laws, summarized below:

- All additions or storage units/sheds must have the same outside appearance as the home. For example, if home is brick w/shingled roof, addition or storage unit must be brick w/shingled roof.
- Landscaping and general maintenance of common areas – time to trim bushes/landscaping and get weeds in yard under control.
- Trash cans – store them out of sight. Cans cannot be visible from the street.
- No parking/storing vehicles on grass. If you need extra parking space, extending your current driveway may be the solution. Submit a request for that extension to the Architectural Review Committee through the PayHOA software (<https://www.payhoa.com>).
- Motor vehicles, 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. Remove it or fence in your yard so it's not visible.
- Store pool drain hoses when not actively draining your pool, don't leave them lying across your property.
- Store construction or miscellaneous items in your garage or out of view of neighboring lots or the street.
- Trail – anyone who has a French drain: reroute it so that discharge does not impact the trail. HOA will fund trail repair but will not fund rerouting your drain.
- Parking on the street – it's a problem again. Unfortunately, the Developer's plan did not include streets wide enough to allow street parking. Be respectful of your neighbors - park in your garage/driveway.

These violations may occur because new homeowners/renters do not receive a copy of our CC&R and By-laws at closing. We discussed making a welcome kit with that information, along with instructions for creating an account in PayHOA (<https://www.payhoa.com>), a link to our GT website and Facebook group page, and other good-to-know things.

TRAIL: The Trail has become a safety issue and needs attention. Cliff has arranged meetings with two contractors to review trail damage and receive an estimate of costs to repair. Once we've selected a contractor, the Board will determine whether a special assessment will be required to cover the costs.

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.

AMENDMENTS TO CC&R AND BY-LAWS: Heidi reminded everyone that in revising and enforcing our CC&R and By-laws, the HOA is not trying to control your property. We are trying to maintain and increase our property values.

We 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 amend the CC&R and By-laws. Heidi reviewed the recommended amendments and asked for comments from the homeowners present. Feedback will be reviewed by our HOA attorney.

HOMEOWNER COMMENTS ON AMENDMENTS:

NOTE: Text with a line drawn through it will be stricken, and underlined text will be added.

- **Article III ARCHITECTURAL CONTROL**

- No large tree or large bush shall be ~~plated~~ planted or cut down without prior approval of the Architectural Control Committee. ~~The Architectural Control Committee shall consist of R. Bruce Worley, Jackie C. Melvin and Charlie Edgar (reserving to Declarant the right to change the composition of such Committee from time to time) and shall continue to exist until disbanded by the Declarant.~~ The Architectural Control Committee shall consist of three (3) members who will be appointed and removed within the sole discretion of the Board of Directors The members of ~~such~~ the Architectural Control Committee shall

- **No homeowner opposition**

- The ~~Architectural Control Committee~~ Association's Board of Directors shall have the right, at any time and from time to time, to waive any minor violation of these restrictions if it, in its sole discretion, determines that the violation is insubstantial and does not adversely affect the value of any other Lot in the Properties. The Association's Board of Directors shall have the right to levy reasonable fines for violations of any provision contained in this Article III in accordance with Florida Statutes Section 720.305.
 - The idea of fining did not please everyone who attended this meeting, but it is now required by law. To provide a "belt and suspenders" control, some wanted more specific language than "reasonable fine", calling it too vague. We stopped short of creating a chart of offenses and fines. Will consult with attorney for revision.
 - It was also suggested that "fine subsequent to written warning" be added.

- **Article V GENERAL RESTRICTIONS, Section 6 of the Declaration is hereby amended to read as follows:**

Section 6. Cars may be parked for ~~only a temporary period~~ a maximum of twelve (12) consecutive hours in the public right-of-way. No wrecked car or similar equipment shall be stored or parked in view of other residences in on the Properties. No vehicles shall be parked on any portion of a Property except for the driveway or garage. Parking of any vehicle on the front or side yard of a Property is strictly prohibited. If extra parking is needed, owners shall submit a request to the Architectural Control Committee to extend the existing driveway.

 - No homeowner opposition

- **Article V GENERAL RESTRICTIONS, Section 7 of the Declaration is hereby deleted in its entirety. (this concerned satellite dishes)**
 - (this concerned satellite dishes) No homeowner opposition

- **Article V GENERAL RESTRICTIONS, Section 8 of the Declaration is hereby amended to read as follows:**

Section 8. Each Owner shall diligently maintain his or her building, mailbox, all fencing abutting his or her property, yard, landscaping and all other portions of the Property in a neat, clean and attractive manner; any maintenance and repairs thereto shall be performed with diligence. Further, lawns must be well maintained, treated for weeds, and sodded when necessary. Bushes and other landscaping must be trimmed and cannot cover more than the bottom third (1/3) of any window that is visible from the street.

 - No homeowner opposition, other than a concern about being fined for weeds.

- **Article V GENERAL RESTRICTIONS, Section 9 of the Declaration is hereby amended to read as follows:**

Section 9. No fencing shall be allowed in the Properties except wood, composite fencing the closely resembles wood and is a brown wood color or brick fencing, which fencing shall not exceed six (6) feet in height and shall not be placed closer to the front lot line than the residential structure (exclusive of any enclosed garage or parking facility) erected on such Lot.

- **Change ...fencing ~~the~~ closely resembles.... to ...fencing **that** closely resembles....**
- **Remove “brown” and add Architectural Review requirement.**
- **Add that request must include color picture of the composite material.**

- **Article V GENERAL RESTRICTIONS, Section 17 of the Declaration is hereby amended to read as follows:**

Section 17. Recreation equipment or materials (~~including, but not limited to basketball standards or goals~~) shall not be erected or permitted to be maintained on any Lot in a manner where such is visible from a public street. However, basketball standards or goals may be placed in the driveway of any Property but must be mobile and may not be attached to the house in any way.

- **Add “Must be stored when not in use.”**
- **This amendment brought a lot of discussion regarding placement of the goal. Driveways on some homes are not flat, presenting a safety risk. The majority of homeowners present felt goals should be allowed in the street so our kids can play and, well, just be kids. Others felt that such placement created a driving hazard, would impede street traffic, hinder mail delivery and garbage pickup, and pose a safety issue for the kids chasing an errant ball.**
- ***Per Escambia County Chapter 30 Code Enforcement:***
Basketball goals. No permanent basketball goals shall be placed in the county right-of-way. Portable goals shall be removed before sundown of each day. Players shall yield to traffic.
- **This week the Board received a complaint that a basketball goal had been placed in a cul-de-sac street the day after this meeting and remained there until garbage pick-up day, so Friday-Tuesday. Violation of both our by-laws and Escambia County Code.**
- **The Board welcomes your feedback.**

- **Article VII GENERAL PROVISIONS, Section 1 of the Declaration is hereby amended to read as follows:**

Section 1. Any Owner, or the Association through its Board of Directors, ~~Declarant or the Architectural Control Committee~~ shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, and covenants imposed by the provisions of this Declaration, as well as all currently existing restrictive covenants affecting the

development. Failure by the ~~Architectural Control Committee, by the Association, by the Declarant~~ or by any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter, and ~~the Architectural Control Committee, the Declarant and~~ the Association shall have no duty or obligation to any Owner to take any action to so enforce these restrictions, conditions or covenants. The Association's Board of Directors shall have the right to levy reasonable fines for violations of the Association's governing documents in accordance with Florida Statutes Section 720.305 for violations of any provision contained in the Declaration.

- **No homeowner opposition**

CALL FOR NOMINATIONS. A nomination form will be delivered to each home, requesting nominations for your Board of Directors. Each homeowner may self-nominate or nominate another homeowner. Eligible candidates for the Board must be a homeowner in Glenmoor Trail, be current on their HOA dues and any other assessments, and agree to uphold and adhere to the CC&R and By-laws. **The deadline for nominations is March 28, 2024.** Completed forms may be delivered to a Board member, mailed to the address on the form, or emailed to the email address shown on the form.

WE NEED VOLUNTEERS!

Architectural Review Committee (3)

Fine Committee (3, cannot be directors or spouse or family of directors)

Events Coordinator

Mailbox project (2 or 3)

Newsletter – THANK YOU, SCOT REID, FOR VOLUNTEERING!

Welcome Initiative - THANK YOU, CARRIE FIRTH, FOR VOLUNTEERING!

REMINDER: Any homeowners or renters who have not yet created a PayHOA account should use this [link](https://www.payhoa.com) or go to <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 your 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 closed at 8:30p.m.

Glenmoor Trail HOA

Budget vs Actual Cash

January 01, 2024 - December 31, 2024

Category	Budget	Actual	Variance
Income			
Home Owner's Association	\$7,500.00	\$3,750.00	-\$3,750.00
Total Income	\$7,500.00	\$3,750.00	-\$3,750.00
Expenses			
Bank Fees	\$48.00	\$8.00	\$40.00
Electricity	\$360.00	\$43.51	\$316.49
Insurance	\$1,404.00	\$0.00	\$1,404.00
Landscaping Contract	\$5,820.00	\$5,820.00	\$0.00
Postage	\$66.00	\$13.20	\$52.80
Software	\$1,200.00	\$297.00	\$903.00
Supplies	\$50.00	\$272.18	-\$222.18
Website	\$180.00	\$0.00	\$180.00
Post Office Box	\$262.00	\$170.00	\$92.00
Storage Unit	\$202.32	\$203.61	-\$1.29
DoF Annual Business Report	\$61.25	\$0.00	\$61.25
Dog Waste Center	\$60.00	\$0.00	\$60.00
Lawyer	\$1,200.00	\$1,282.50	-\$82.50
Meeting Venue	\$300.00	\$300.00	\$0.00
Total Expenses	\$11,213.57	\$8,410.00	\$2,803.57
Net Total	-\$3,713.57	-\$4,660.00	-\$946.43