

CEIA MANOR HOMEOWNER'S ASSOCIATION, Inc. TERRA
BOARD OF DIRECTORS MEETING
October 16, 2023

The meeting was called to order by President Don Furnace at 9:00 a.m.

Pledge: Was led by Mike Bernard.

Prayer: Was given by Vivian Bernard.

Roll Call: Board members present were: Don Furnace, Margie Hochstetler and Dan Fuesting. Dan Freeman, Joe Timms, Bill Drayton and Jim Munroe via phone. Residents present were 28.

Minutes: Were read by Kathy Furnace. Motion was made by Margie Hochstetler to accept the minutes as read. Second by Dan Fuesting. All in favor. Motion carried.

PRESIDENT'S REPORT: The lawn company will continue mowing the ditch in front of the park. It is the responsibility of the county to do but according to them they will only mow it once or twice a year. So, the lawn company agreed to continue to mow it but requested a raise of \$1500.00. President Furnace talked them down to \$1000.00. Dan Fuesting made a motion to give the company a \$1000.00 raise. Second by Margie Hochstetler. All in favor. Motion carried. Also, the lawn company will not blow off your driveway if your vehicle is parked there. You will have to move it to the road if you want them to blow out your carport.

The Board is continuing to look for areas to cut cost. The TV in the card room has been disconnected. There is still internet so movies can be streamed on the TV. Per the discussion at the workshop the HOA will be increased in January. Letters were sent out to the residents informing them of the possible increase due to the increased repairs to the pumps in the sewer system. Margie Hochstetler made a motion to increase the HOA 15% which would make the increase from the current rate of \$143.00 to \$164.00 starting January 1, 2024. Unless the residents are more vigilant on what they are flushing down the toilets, we will continue to have problems with these pumps.

Maintenance Report: Storm drain repair starts today. Please try to avoid the area if at all possible. If you go by the pump station and hear a loud noise, please contact the office or a board member. You can also call the number that is posted. The palms have been trimmed. They get trimmed twice a year. Before hurricane season in the spring to get rid of anything that might be loose and could cause damage and in the fall to get rid of any damage from the hurricanes. It is recommended to move your vehicle when trimming is being done. No palms were reported diseased. The gate valve needs to be repaired. We are waiting on an estimate for the replacement or repair of the valve.

Street Directors Report: None

Financial Report: Dan Fuesting made a motion to accept the budget for the year 2024. Bill Drayton second. All in favor. Motion carried. Margie reiterated the importance of the residents being more careful of what they flush. We have a CD that is up for renewal in December.

Office Report: Please remember to sign in your guest. Also, residents are responsible for the weeds around your unit. Whether you are here or not. If the weeds get out of hand you will receive a letter and a possible fine. Parking permits will be available to pick up in the office and will take effect December 1st.

The next workshop meeting will be held on November 15, 2023. The next board meeting will be on November 20, 2023.

Adjournment: Motion to adjourn the meeting was made by Dan Fuesting. Second by Dan Freeman. Motion carried. Meeting adjourned at 9:30 am.

Respectfully submitted:

Kathy Furnace
Secretary