

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

The meeting was called to order by President Dan Freeman at 9:00 a.m.

Pledge: Was led by Mike Bernard.

Prayer: Was given by Paula Lockenwitz.

Roll Call: Board members present were: Dan Freeman, Jim Munroe, Bill Drayton, Margie Hoshstetler, Joe Timms, Dan Fuestings and Dave Vandenberg. Via phone was Tom McCoy. Residents present were 36.

Minutes: Were read by Kathy Furnace. Motion was made by Jim Munroe to accept the minutes as read. Second by Bill Drayton. Motion carried.

PRESIDENT'S REPORT: The repair of the sewer problem between 2nd and 3rd street will start today. This effects the main line and units 214 and 321. Hazelbaker is doing the job. It will take at least a week to finish.

It would be helpful if every resident had a spare key in their file in the office or at least with a neighbor that is here permanently. This would be in case of an emergency, maintenance could have access to the unit if need be.

Parking permits are necessary for anyone who has two vehicles and needs to park in the overflow parking spots. Guest will also need a permit to park overnight.

Speeding seems to be less in the park. If you see someone who continually speeds through our streets, please report it to the office.

There are three street lights that are currently out. Rhonda has notified FP&L. We are on the list.

The Rec Board has asked permission to purchase a shed for the park decorations. The location has yet to be determined as to where it will be sitting. They will check to see if a permit is needed and if Jim Munroe can pour the cement slab. A reminder that the annual Rec Board meeting will be on January 18th at 7pm.

The amendments to the rules will be approved and voted on at the annual meeting in March. They are available in the outside box for the residents to view.

A new amendment will be for a time limit for the board to make approvals on request submitted.

The security of the clubhouse is very important to the community. Measures are being taken to make sure everyone is safe while in the clubhouse. Jim Munroe has sent pictures to a locksmith to see what we can do for a different lock on the doors. Someone tried to break into Rhonda's office and the mailroom. The board is contacting the security company so we can get additional cameras installed near both of the doors. There was also a homeless man that entered the building and asked for money. Rosemary Donaldson reported that she has seen people walking around looking in houses. The residents need to make sure their cars, golf carts and homes are locked.

Unit 144 sold for \$60,100. The new owners are Dan & Carrie Young. Bill Drayton asked if there is a time limit for the repairs to be done. Jim Munroe said they would be working on it and would get them done in a timely manner. Unit 452 has been sent a letter by the Compliance Committee.

The board thanked Bill and Cathy Drayton and their helpers for the Shrimp Boil.

Maintenance Report:

Financial Report: Margie is still working with OZK on the CD's. She reminded everyone that the HOA is now \$143.00 a month. The financial report is available in the office.

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

Adjournment: Motion to adjourn the meeting was made by Joe Timms. Second by Bill Drayton. Motion carried. Meeting adjourned at 9:38am.

Respectfully submitted:

Kathy Furnace
Secretary