

# **The Glen Homeowners Association of Citrus County**

## **BOD Meeting Minutes**

**January 4, 2024, at 2:00 P.M.**

**Central Ridge Library**

**425 W. Roosevelt Blvd.**

**Beverly Hills, FL. 34465**

### **BOARD OF DIRECTORS MEMBERS IN ATTENDANCE**

Larry Johnston, President

Pinky Jones, Vice President

Mary Bandish, Treasurer

Shirley Platt, Secretary -

Linda Thompson, Director

### **OTHERS IN ATTENDANCE**

Kristina Jones – CAM

Geri Bond CAM

Homeowners in attendance: 15

### **CALL TO ORDER**

The meeting was called to order on January 4, 2024, by Larry Johnston, President at 2:05P.M. A quorum was established with five (5) board members in attendance, in person. The meeting was held at Central Ridge Library 425 W. Roosevelt Blvd. Beverly Hills, FL. 34465

### **PROOF OF NOTICE**

Notice of meeting, as per statute, was posted to the association memo board and on the website.

### **ARC-**

Deborah Hunt is moving, leaving a vacant seat on the ARC Board. Lynn Mcfadden volunteered and Pinky accepted.

### **MINUTES**

A Motion was made by Mary Bandish, Treasurer to dispense the reading and approve the December 4, 2023 minutes as presented and seconded by Shirley Platt, Secretary. All were in favor. Motion Passed.

### **TREASURER**

A Motion was made by Pinky Jones, Vice President to approve December Financial Statement presented by VSC / Treasurer's report and seconded by Shirley Platt, Secretary. All were in favor. Motion passed.

### **OLD BUSINESS**

Signs – Discussed 4-Sale sign size, and enough residents seem to agree the current size is to large and are going to put on the next agenda to discuss future.

Solar – Shirley discussed the option of going solar if it would benefit the community, and if you don't already have a high electric bill (example: \$400.00 – \$500.00 a month, it is not worth it. Enough members agreed, so it was decided to table until it is a better benefit to the community.

Rentals – discussed putting an end to Rentals in the community and enough members agreed that the board has decided to move to the next step for changing governing docs to make this happen.

A Motion was made by Larry Johnston, President to have a letter written by our attorney to Lot 14 for not being in compliance with the governing docs, and second by Mary Bandish, Treasurer. All in Favor. Motion Passed.

2024 BOD Meeting Schedule – It was agreed to leave the schedule as is and if any changes to the schedule we will post in a timely fashion.

### **NEW BUSINESS**

A Motion was made by Larry Johnson, President to change the day late letters are mailed from the 15<sup>th</sup> until the 20<sup>th</sup> since most are on Social Security and don't get there check until the 3<sup>rd</sup> week and seconded by Mary Bandish, Treasurer. All in Favor. Motion Passed.

Discussed the ability to do email blast. Shirley and I will confirm the address we have and permission to send in writing as to communicate in a easier fashion.

### **ADJOURNMENT**

With there being no other business, a **MOTION** was made by Linda Thompson, Director to adjourn the meeting at 3:01 P.M. The motion was seconded by Shirley Platt, Secretary. **ALL IN FAVOR.**