The Glen Homeowners Association of Citrus County
BOD Meeting Minutes
September 14th, 2026 – 2:00 PM

Qualified Property Management
6606 W Gulf to Lake Hwy
Crystal River FL 34429

APPROVED 10.05.26

BOARD OF DIRECTORS MEMBERS IN ATTENDANCE
Larry Johnston, President
Chris Wheelden, Vice President
Mary Bandish, Treasurer
Lynne McFadden, Secretary
Matthew Wheeler, Director

OTHERS IN ATTENDANCE:
Geri Bond – CAM
Homeowners in attendance: 1

CALL TO ORDER:
The meeting was called to order on September 14th, 2026, by Larry Johnston, President at 2:00 P.M. A quorum was established with five (5) board members in attendance. The meeting was held at 6606 W Gulf to Lake Hwy, Crystal River FL 34429.

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

ACC APPROVALS:

- 3565 N Timothy Ter – change mulch to stone
  Motion by Larry Johnston, President to ratify request as submitted for landscaping, and seconded by Lynne McFadden, Secretary. **Motion passed, all in favor. (5/0)**
- 3565 N Timothy Ter – building driveway or install railing in between homes
- 3565 N Timothy Ter – 10' x 8' patio
  Motion by Mary Banish to deny both applications driveway and patio due to not having enough information to proceed, seconded by Matthew Wheeler. **Motion passed, all in favor. (5/0)**

MINUTES:

Motion by Larry Johnston, President to approve the August 3rd, 2026 minutes and seconded by Lynne McFadden, Secretary. **Motion passed, all in favor. (5/0)**

TREASURER:

Motion by Larry Johnston, President to approve August 2026 Financials and seconded by Lynne McFadden, Secretary. **Motion passed, all in favor. (5/0)**

CD's Renewal: The Association has two CD's maturing one on September 11, 2026 and the other one September 12, 2026. **Motion** by Larry Johnston to renew both CD's with the 5-months CD @ 3.66 Interest, seconded by Lynne McFadden, Secretary. **Motion passed, all in favor. (5/0)**

Committee Reports:

Grounds Report:
Per Larry Johnston, Ground Chair, stated both leaks have been repaired, one at his location on Timothy and the other on Woodgate. Chris Wheelden, Vice President informed the Association that there was a broken sprinkler head at 3565 Timothy, he will repair this.

Weed & Feed is still on hold until late fall or early February.

Manager's Report

There was been no sales since last meeting.
There were 11 delinquent accounts as of August 31, 2026. Total amount due is $9,608.50. Reminded all Board Members that they needed to continue working on their four (4) hours of Continuing Education which is due each year between July 1st – June 30.

OLD BUSINESS

The Association received only 1 bid from Bird Insurance for $3,994. The other two insurance companies could not locate a carrier interested in insuring the retaining walls. The Board will start funding the Retaining Wall Reserves, which currently has $8,486.07. **Motion** by Larry Johnston, President to fund the Retaining Wall Reserves each year in the amount of $1,500 a year, which will start in October 2026, seconded by Mary Bandish, Treasurer. **Motion passed, all in favor. (5/0)**

Guest Parking & Parking – Still is a concerned for the Association. Homeowners need to realize that they are responsible for any damage caused to irrigation due to contractors, or visitors parking on the grass.

Trees have all been completed. The Association is considering some trees that have been removed.

NEW BUSINESS

Mailbox on Woodgate: The mailbox on Woodgate has been repaired and is still usable for delivery of mail. Thank you, Larry Johnston, President for doing this repair.

Welcome Committee: The Welcome Committee has been formed and will consist of the following Board Members: Lynne McFadden, Chris Wheelden, and Mary Bandish. They will welcome new owners and make sure they are aware of the restrictions and provide them with copies.

ADJOURNMENT
With there being no other business, **MOTION** by Lynne McFadden, Secretary to adjourn the meeting at 3:07 P.M, seconded by Matthew Wheeler. **Motion passed, all in favor. (5/0)**