

CANTERBURY MEWS CONDOMINIUM ASSOCIATION
BOARD MEETING OF December 12th at 7:00 pm

Closed Session: Mike, Deb, Anna, Gab, Jon

- Budget
- Clubhouse Rental
- Swale

AGENDA

APPROVAL OF MINUTES – NOVEMBER 14, 2022 - Agenda approved by Jon and Mike

ACTION ITEMS

ARCHITECTURAL REQUESTS

RESALES

VIOLATIONS

NEW BUSINESS

CONFIRMATION OF NEXT MEETING

ADJOURNMENT

Community Attending:

- Jane Aliotta - 811 Darrett Ct
- Barbara Pandorf -403 Peppermill Ct
- Sean and Terri Fasolini - 915 Woodstock Ct
- Lan Luu - 129 Covered Bridge Ct

ACTION ITEM #1

Counting of ballots for By-Law change for FHA amendment.

- 50 yays
- 2 nays
- It is approved to change the By-Law for FHA amendment - Motion has passed.

ACTION ITEM #2

The proposed budget for 2023 is in. Please discuss and vote on HOA fees for the upcoming year.

- 5% increase discussed (presented by Jon)

INFORMATION ITEMS:

- The Management office will be closed from December 23rd until January 3rd.
- The swale project along the fence line from Covered Bridge Court up to Peppermill is still ongoing. The project is taking longer than anticipated. The good news is that the swales are having the desired effect but, on the downside, it is not pleasing to the eye. Please rest assured the board and management are aware of the situation and we are in continued communication with the landscaper. As soon as the weather will cooperate the project will continue. We are apologizing for any inconvenience this may cause and we appreciate your patience in the matter.
- Especially during the holiday please be mindful of your guest parking. Each household is entitled to one numbered parking spot and one un-numbered. All guest must park at the clubhouse parking lot. Please be aware that if your guests park in someone's numbered parking spot your guest car will be towed without warning.
- Holiday decorations: Yes, the holidays are upon us. Please be aware that there are certain rules in effect that will guide you:
- Winter holiday decorations, including lights and other exterior displays, shall be put up no earlier than Thanksgiving weekend and taken down no later than January 31st. Any power cords used for lighting must be UL listed. Inflatable lawn decorations are not permitted.
- All other Holiday decorations, including lights and other exterior displays, shall not be put up any earlier than two weeks before and two weeks after the holiday.

- Decorative deck/patio lighting in the rear of the property must be turned off by 11:00 PM. Any power cords used for lighting must be UL listed.
- Statues and other lawn ornaments require architectural approval, excluding banners and flags.

ARCHITECTURAL REQUESTS: None

RESALES: None

VIOLATIONS: None

New Business:

- No new business.

Meeting adjourned at 7:41 p.m.