

Concord Woods Village Homeowners Association, Inc.

DRAFT DRAFT DRAFT DRAFT
Concord Woods HOA Pool Cabana Area
3/15/2023

Call to Order:

- at 7:01 PM
- by Karen McRainey

Verification of Quorum:

- 5 of 7 Board Members in attendance.
- Tanya Montgomery, Jared Hodges, Ken Korb, Teri L Davis, Karen McRainey• Sharon Hill, Community Association Manager in attendance

Proof of Notice

- Notice provided in accordance with Florida Statutes

Previous Meeting Minutes:

- Motion to approve the previous Board of Directors Meeting minutes from 1/14/2023 as Submitted.
 - By: Tanya Montgomery
 - 2nd by: Teri L Davis
 - Vote: Unanimous by Members Present
-

Financial Report

Management Report

• **Discussion:**

Karen reviewed the latest financial reports.

Ongoing Business

Architectural Committee Report

• **Discussion:**

ACC request Account 13402 for a roof approved on 2/25/2023.
No pending ACC request at this time.

Common Area Maintenance

• **Discussion:**

Discussed mulch, and landscaping needs, however, those projects are on hold at this time due to lack of funding for these areas in the budget.

Legal Update

• **Discussion:**

Possible litigation issues at this time deal with non payment of assessments and violation enforcement.
Account 13480 - attorney is waiting for more information from the homeowner and the attorney is keeping in contact with the homeowner and timeline to address.

Violation Enforcement

• **Discussion:**

Sharon reviewed the violation enforcement letters sent in February.

Delinquent Accounts

• **Discussion:**

Discussed two current delinquent accounts that have been sent the intent to collect letter from the attorney.



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New Business

Board of Directors Meetings 2023

• **Discussion:**

Discussed scheduling the next Board of Directors meeting in May, August, October and November. The next Board of Directors meeting will be May 10, 2023 at 7 p.m. in the Cabana.

Adjournment:

- Motion to adjourn at 7:55 PM by Karen McRaney
- 2nd by Tanya Montgomery
- Vote: Unanimous by Members Present

