

COURTYARD HOMES ASSOCIATION, INC.

DATE: Monday, January 20, 2025

TIME: 7pm

PLACE: Perico Bay Clubhouse or Zoom

MINUTES

1. Call to order: The meeting was called to order at 7pm.
2. Determination of quorum: A quorum was established with the following board members present; Gwynne Jones, Sue Johnson, Tom Little, Dave Frost and Mary Butts.
3. Proof of Notice: Proof of notice was provided in accordance with FL ST and the association's governing documents.
4. Reading and approval of minutes: November 18, 2024, **MOTION** made by Tom, seconded by Mary to approve as presented. MOTION passed unanimously.
5. Officer's Reports
 - a. President's Report
 - i. Post Storm Update: Stumps approved to be removed in March.
 - ii. Pool heaters are not working. They are 30 years old. Symbiont submitted a replacement quote. This was reviewed.
 - b. Treasurer's Report on December 31, 2024, Financial Statements
6. Committee Reports:
 - a. ARC: Editable PDF forms.
 - b. Maintenance: Research solar lights.
 - c. Social: Updates shared via the newsletter.
 - d. Landscape: Brightview tasks are going well.
 - e. Irrigation: Being reviewed.
 - f. Pool: The pool spa heater is being replaced for \$9,000. For now, the pool is not heated.
 - g. Website: www.mycyhfl.com
 - h. Nominating: Existing board members to re-run.
7. Master Board Updates: Lynn Zemmer
 - a. Master Board Meeting Date Reminder: 1/21 at 10am
8. Unfinished Business
9. New Business
 - a. Fire Extinguisher Inspections: scheduled for March (Pye Barker).
 - b. Dryer vent cleaning due 2026 (last completed 2023).
 - c. Reminder for house watcher and access / inspection post storm
10. Owners' comments or questions
 - a. Under Vantaca, client portal, profile, notes: add house checker.
11. Board meeting: Annual Membership Meeting: Monday, February 17th at 7pm
12. Adjournment: With no further business to discuss, the meeting adjourned at 7:55pm.

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