

# CANDLEWYCK EAST

## HOMEOWNERS ASSOCIATION INC.

1300 Village Way, Orlando, FL 32807 | (407) 801-1796 | candlewyckeast@gmail.com

### **Subject: Candlewyck East HOA Board Meeting**

Date: Meeting began @ March 24, 2025 @ 7:05 p.m.

This meeting was announced on the HOA's website, verbally, and by email. Any translation will be provided during the meeting if needed to owners with inability to understand English.

1. The meeting began with open floor:

Homeowner has concerns and would like to speak to the attorney regarding questions. It was advised that the attorneys charge for consultations and this would have to be approved by the Board of Directors.

There were questions regarding candidates for the upcoming election. The President advised our bylaws do not prohibit co-owners from being on the Board of Directors at the same time. It is permissive by law unless the bylaws state otherwise. It was discussed that the bylaws can also be amended to note this if the homeowners deem it necessary. The co-owners would still only have one vote regarding homeowner issues/elections, etc.

Fruit trees are restricted due to pests. A homeowner has some fruit trees and is willing to replant them in a space to be enjoyed by the community. The Board tabled this discussion to work out logistics prior to removal of the trees.

2. Approval of Previous Minutes

3. A motion was made to approve the minutes of the January 2025 Board of Directors meeting.

4. Audit reports

5. Treasurer's Report \$19,920. Operating account \$51,400.00 and a third account with 38,365.00 with Centennial Bank. The TD Bank CD has an amount of \$106,384.00. The Board has decided to stay with TD Bank. TD bank offered 5.2% interest rate. We opted for a 5.1% interest rate with the ability to take out 10% in case of emergency without penalty. Centennial bank still holds all three accounts. One is an operating account the second is an account like escrow where money is accumulated to pay once a year expenses. The third account is a reserve account.

6. President's Report:

1235 Carriage was cleaned on March 13<sup>th</sup>.

That building's pipes will need to be cleaned every four to six months in order to maintain. Otherwise, the entire building would have to be repiped which would include breaking homeowners' flooring, re-piping, fixing the flooring and lodging while the work is going on as homeowners would probably not be able to stay in the home.

Wildlife in the attic. Every resident needs to help with the pest problem we have in this community. Volunteer organizations that will take the cats. We have a serious cat issue, rescue organizations or people who want to house a cat. We are asking homeowners to refrain from leaving food outside for wildlife, including cats.

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The HOA has a person trapping the wildlife to get rid of them from the attics. The handyman is also trying to close the holes in the soffits. However, he has to make sure there is nothing trapped inside first, which means we need people to be diligent about making sure we are not doing anything to attract animals. The handyman may have to go into the attics to make sure there are no animals before closing the holes. The trapper has been very nice and going out of his way to make sure we get this taken care of. He has also brought cameras to see what is coming in and out and to make sure there are no babies. Pheromone's were sprayed but they won't do much because the problem is overwhelming.

7. The President is attending training with the City of Orlando and if she attends the six week session, the community will receive a \$250 stipend.
8. President Graeff and Secretary Grier met with the Compliance Committee on February 17<sup>th</sup>. The committee consists of: Sheldon Lemco, Michelle Clemons, William "Billy" Melendez,  
**Old business**
9. Nominating Committee's Report: Tetiana Graeff, Rosa Alvarez, and Roseanne: the Nominating Committee requested nominations and only received two candidates. They advised that three Board positions were currently open for the 2025 election. There are currently four candidates that are on the ballot.
10. Standing Rules: The Board of Directors approved the standing rules of the HOA. The attorney will record the Rules that were approved by the Board. The Standing Rules are for the common areas and areas that are owned by the HOA only. This information was verified with the attorney that the HOA has used to draft the rules.
11. Fernando Colon's worker's compensation claim is currently still open. The Board of Directors is in contact with the insurance carrier monitoring the situation but there is nothing to be done at this time.
12. Bookkeeper: It was discussed that the Bookkeeper does not have to be licensed. It is up to the Board as to whether we want to use a licensed bookkeeper. Our current bookkeeper has agreed to obtain the licensing.
13. Michael Hale our maintenance man, put in his letter of resignation. However, he has requested that the board allow him to rescind the resignation. The Board agreed to place Mr. Hale on a probationary period and if things continue to go well, they would let him stay in his role as community maintenance.
14. Irrigation people have provided us with recommendations on how to run the irrigation systems to make sure it works properly and to make sure the grass is getting what it needs to thrive.
15. Electric: The lights at the basketball court are now working although we are still waiting on replacement parts. Two lights at the end of Carriage had to be fixed.
16. Sewer Line Clean Out in Carriage Ln (1235) was previously discussed.
17. Block Party: The Block party is set to take place on April 27th from 11a-5pm
18. Yard Sale: This was postponed to May 3, 2025 from 9a-11a.

### 5. New Business

Board Restructure: Edwin Quiles resigned. The Board voted to make Rosalie Alvarez the Vice President on February 18, 2025

b. Elections: There are three positions up for election on the Board of Directors. Once elected the Board will vote on who takes which position

d. La Costa Wetlands Entrance Gate: We discuss the Wetlands. The Board is working with the city

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commissioner to come up with a solution to keep our neighbors on that side privacy and safe with the public access to the Wetlands.

e. Solar Panels Installation: A new homeowner wants to add solar panels to their unit. The Board learned that we cannot stop it so an agreement was drawn up by the attorney so that the Board is not responsible for any damage to the roof caused by the solar panels.

Meeting adjourned at 9:08 P.M. The next meeting is a Board Meeting on 4/24 @7pm

Please visit the HOA's website for upcoming meetings and documents

If there are any questions, please feel free to contact the board at candlewyckeast@gmail.com.

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Tetiana Graeff (President)

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Rosa Alvarado (Vice President)

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Peonca S. Grier, (Secretary)

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Nereida Rivera (Treasurer)

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Vacant (At Large)

**Signature:**   
Tetiana Graeff (May 22, 2025 21:08 EDT)  
**Email:** mainkaya@gmail.com

**Signature:**   
Rosa Alvarado (May 22, 2025 20:09 EDT)  
**Email:** roz291961@gmail.com

**Signature:**   
Nereida Rivera (May 23, 2025 13:23 EDT)  
**Email:** nerylalinda@yahoo.com

**Signature:** *Peonca S. Grier*  
**Email:** Peoncag@gmail.com












# March 24 2025 BOD Meeting Minutes

Final Audit Report

2025-05-23


Created:	2025-05-22
By:	Peonca Grier (Peoncag@gmail.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAIXoJsipZnYq7a5sM1MBsoa3nX39LA1Fv

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-  Document created by Peonca Grier (Peoncag@gmail.com)  
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-  Document emailed to Tetiana Graeff (mainkaya@gmail.com) for signature  
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-  Document emailed to Rosa Alvarado (roz291961@gmail.com) for signature  
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-  Document emailed to Nereida Rivera (nerylalinda@yahoo.com) for signature  
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-  Document emailed to Peonca Grier (Peoncag@gmail.com) for signature  
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-  Document e-signed by Peonca Grier (Peoncag@gmail.com)  
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 Agreement completed.

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