

CANDLEWYCK EAST HOMEOWNERS ASSOCIATION INC.

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

Subject: Candlewyck East HOMEOWNERS SPECIAL MEETING Minutes

Date: Meeting began @ April 24, 2025 @ 7:09 p.m.

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

Introductions of homeowners was made.

Approval of Previous Minutes was tabled until the Board President returned from an unexpected trip.

Establishing quorum: Quorum was not established. Per the HOA bylaws, a quorum is made when 1/3 of the homeowners are in attendance or proxies were received. We had 16 homeowners in attendance and 15 proxies. Therefore, a second meeting was scheduled for June 5, 2025 at 7pm where we will try to reach the quorum and move forward with the elections.

The homeowners were provided notice of the next Special Meeting and that the proxies would be used for that meeting and all homeowners are to bring a new ballot to submit.

Open Floor:

The Board advised Homeowners that the next meeting would also involve a visit from Commissioner Ortiz and his assistant to discuss the La Costa Wetlands which are a part of our community. We have asked that they put in some lights, fencing to block access to the homes that back against the wetlands. The Board President has been working with the City to reach an agreement and this meeting will allow homeowners to express their interest and concern.

There was a concern regarding the irrigation and sprinkler system. We advised that this would be checked into as quickly as possible.

There was concern regarding cables that were buried underground, that are now surfacing. This is an issue with Spectrum and the Board will reach out to them to find a resolution.

A homeowner suggested that the board try to locate the original agreement regarding the wetlands that was made with the City to ensure we have a leg to stand on with our requests.

Homeowners had questions regarding cameras and were advised that once the President returned, we would advise and revisit this issue. They were advised that their cameras are not supposed to face the

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public if outside of their unit and they are welcome to put cameras inside their home facing the street if they want.

Homeowners were advised that the large trash items need to be placed at the curb on La Costa, Homeowners are responsible for calling the City and scheduling a pick-up. We also advised that we prefer items to be placed out the night before pick up instead of items sitting for long periods of time, making our community look bad.

There was a question regarding insurance and the homeowners were advised that we currently have insurance and we are on track to obtain renewal of insurance for 2025.

A homeowner asked who was responsible for the skylights for the units as they advised they had cracks in the skylight. Freddy advised that the HOA was responsible and we asked the homeowner to put in a maintenance request for the Board to address.

The Homeowners were advised of the pool party planned to take place on Sunday, April 27th, as well as the upcoming yard sale for the community.

Meeting adjourned at 7:54 P.M. The next meeting is a Board Meeting on 6/5/2025 @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.

Tetiana Graeff

Tetiana Graeff (President)

Rosa Alvarado

Rosa Alvarado (Vice President)

Peonca S. Grier

Peonca S. Grier, (Secretary)

Nereida Rivera

Nereida Rivera (Treasurer)

Vacant (At Large)

Signature:



Tetiana Graeff (May 22, 2025 21:09 EDT)

Email: mainkaya@gmail.com

Signature:



Rosa Alvarado (May 22, 2025 20:12 EDT)

Email: roz291961@gmail.com

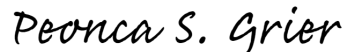
Signature:



Nereida Rivera (May 23, 2025 13:22 EDT)

Email: nerylalinda@yahoo.com

Signature:



Email: Peoncag@gmail.com












April 2025 Special Meeting Minutes

Final Audit Report

2025-05-23


Created:	2025-05-22
By:	Peonca Grier (Peoncag@gmail.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAQoFR4DHL3y6zXKkgMXFOP8HRK_w8MPKL

"April 2025 Special Meeting Minutes" History

-  Document created by Peonca Grier (Peoncag@gmail.com)
2025-05-22 - 10:57:12 PM GMT
-  Document emailed to Tetiana Graeff (mainkaya@gmail.com) for signature
2025-05-22 - 10:57:16 PM GMT
-  Document emailed to Rosa Alvarado (roz291961@gmail.com) for signature
2025-05-22 - 10:57:16 PM GMT
-  Document emailed to Nereida Rivera (nerylalinda@yahoo.com) for signature
2025-05-22 - 10:57:16 PM GMT
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2025-05-22 - 10:57:17 PM GMT
-  Email viewed by Peonca Grier (Peoncag@gmail.com)
2025-05-22 - 11:28:06 PM GMT
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2025-05-23 - 0:10:44 AM GMT
-  Document e-signed by Rosa Alvarado (roz291961@gmail.com)
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-  Email viewed by Tetiana Graeff (mainkaya@gmail.com)
2025-05-23 - 1:09:04 AM GMT
-  Document e-signed by Tetiana Graeff (mainkaya@gmail.com)
Signature Date: 2025-05-23 - 1:09:38 AM GMT - Time Source: server

 Email viewed by Nereida Rivera (nerylalinda@yahoo.com)

2025-05-23 - 5:20:53 PM GMT

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