

Getz's Woods Homeowners' Association, Inc.

Minutes of the Board of Directors Meeting held on May 28, 2025

- Meeting called to order at 7:10 pm.
- Ratified the 1st quarter 2025 Treasurer's Report and posted to the website. Bank account balance as of the date of this meeting is \$17,325.40.
- Ratified filing of 2024 Form 1120-H with the IRS and posting of same to the website.
- Treasurer reported that annual fees from all Unit Owners have been paid in full.
- Authorized the Secretary to change the address for the GWHOA to his address with the Department of State and to file the Annual report form by June 30, 2025.
- The Board sent Warning Letters regarding the following properties:

<u>Address</u>	<u>Violation</u>	<u>Disposition</u>
1050 Hunters Path	Garbage Can	Corrected
1055 Hunters Path	Vehicle	Corrected
1087 Hunters Path	Garbage Can	Corrected
1003 Chapel Forge Ct	Garbage Can	Corrected
1034 Chapel Forge Ct	Garbage Can	Corrected
1108 Archers Glen**	RV & Garbage Can	Corrected

**A Notice of Violation letter was also sent.

1019 Chapel Forge Dr. In furtherance of the Violation letter sent to this property for garbage can violations, rubbish and debris and inoperable vehicles, Gainer and Karamanos ratified the filing of an action with the District Justice seeking enforcement of fines and legal fees. A hearing was held before the District Justice on May 15, 2025. The GWHOA was represented by Attorney Marines. The District Justice issued an order on May 15, 2025, awarding the sum of \$3,296.25 in favor of the GWHOA.

- The Architectural Committee minutes are now posted to the website. It was noted that Nick Karamanos has resigned from this Committee.
- Approved posting of Minutes of the meeting to the website.
- Meeting adjourned at 8: 35 pm.

Respectfully submitted,
Nick Karamanos, Secretary