

**English Estates - English Woods Homeowners Association
Meeting Agenda - HOA Board March 10th, 2026**



March 10th, 2026, Executive Committee Meeting
Location: Hardin's Residence, 2460 Markingham Road
Meeting commenced: 7:08 p.m.

Attendees:

Mark Hardin-President, Dustin Smith-VP, Patrice Muse-Treasurer, Lindsay Chancellor-Secretary, John Murphy-Advisory Board, Felicia Verbrycke-Social Committee, Carol Morrow-Beautification Committee
Visitor(s): Linda Hardin
Online: None

Treasurer's Report: Patrice Muse

Current Account Balance as of 3/10/26: \$10,184.83

136 paid members out of 557 Residential Properties – 24.4% paid members.

The Treasurer completed a detailed analysis of the status of the properties which was distributed to the Executive Committee.

- **WIX monthly email fee (\$8.40) has been paid.**
- **The landscaping fee of \$275 has been paid.**
- **Projected account balance through March 31, 2026: \$10,184.83**

ADMINISTRATIVE:

- **Chad Kenroy provided an estimate of \$750 for the Mohican Trail refresh. Discussion from members about replacing them with evergreen plants versus the current plantings. Work would include digging up the dead plants, adding new plants, adding mulch, and replacing lights.**
 - Board vote: All in favor of hiring Chad Kenroy with the condition of researching frost-resistant plants for the area south of the Mohican Trail island.
- **Casselberry Utilities reached out to the HOA requesting our support to obtain federal grant funds for future projects. (federal not state grants)**
- **Google Ad Grant – Felicia suggested we don't support the campaign as it doesn't make sense financially.**
- **Felicia has recommended the opt-in text campaign which would allow us to have an assigned community number. We could add text "neighborhood alerts" as an example, to that number and they'd automatically be opted in for HOA updates. This is free for two weeks for up to 50 messages and then \$29 per month. We could use this period to try the program. Felicia will confirm if the subscription is monthly or if there's a contract timeline (i.e. 1 year).**
- **Mark suggested we purchase metal signs (placards) that can be posted on the brick entrance signs to the community that has the text information. The updated information would be redirected to our website.**
 - Board vote: All in favor of using this tool with the condition that it's not a long-term contract.
Unanimous vote
- **Lindsay – Text opt-in supersedes the research for looking into real estate software to capture resident emails.**

- **Lindsay’s first event was a success. Eric and Rachael Hodges and Felicia and Rob plan on hosting future events. Felicia suggested May 30 for their event with inflatables.**
- **We discussed a kickoff to summer with ice cream and toppings for the board members to serve up.**
- **Magnetic signs are up. Patrice’s idea to spray the black block in the middle to break up the blockiness and make the signs more legible.**
- **The board will work on adding QR codes on all social media accounts to link to our website.**
- **Discussion of a resident to donate their time to redesign our website using the WIX platform.**
- **The Fall Festival will be October 17.**
- **Google meet – Discussion of giving it more time to see if we attract more people once the opt-in text plan goes live. Mark discovered he had hosted a different meeting code than the one sent out, but it is now fixed, so we’ll try again next time.**
- **Neighborhood business directory. Giving residents the opportunity to advertise their business on the HOA website. Question of whether we would run into any conflict of interest even if disclosed that the HOA doesn’t endorse these companies.**
- **The Town Crier had paid advertising.**
 - **Board vote: Do we want businesses in the community to opt-in to being featured on the website. All in favor aside from John and Carol as they feel we need to work on one thing at a time.**

HOA’S STANDING COMMITTEES

SOCIAL COMMITTEE – CHAIRMAN: Felicia Verbrycke (Publications, Media/Social Platforms, Editorial WEB Sites)

- **In our first 2026 HOA meeting, the Board approved addition of small events and a street competition with prize going to the best one(s) to spur community engagement. A \$150 monthly line item was added to our Proposed Budget for this purpose.**
- **Felicia is focusing on starting the text opt-in service as our first step towards building community engagement.**

BEAUTIFICATION: Carol Morrow

- **Yard of the Month: Next award will be in April 2026.**
- **Landscaping Maintenance –**
- **Do we want to continue using “Lawn Enforcement By the Book” to perform weekly maintenance and color program 3 times per year? If not, we can reduce frequency or we can solicit quotes from new contractors.**
 - **Update: Current RFQ rewritten and reviewed by John. It needs further editing before review by the Board.**
 - **John recommends that we not rebid the contract this year. Does the Board agree “N.”**
 - **Board vote: Unanimous vote that we do not rebid landscaping contract because of the roadwork being conducted.**

STREET ADVOCATE COMMITTEE - CHAIRMAN – shared

- **Various problems have been reported with ongoing Oxford construction: Trash & debris not cleaned up after shift, poor maintenance of traffic, construction vehicles parked and supplies**

stored on private property, sidewalks blocked (danger to kids to/from school), and noise from dewatering equipment. These are reported to John who makes the contractor aware.

- Glastonberry speed data being collected for potential traffic calming.
- Resident from Falmouth Rd emailed Association about speeding on Falmouth while used as a detour. Barrels were placed on the road to slow down speeders, cars were parked as obstacles, signs were moved by motorists and moved back by residents. SCSO was contacted to increase patrols. Update: Detour has been moved back to Falmouth and a speed limit sign was setup on Northbound Oxford.
- Resident from Fieldingwood reported that Blue Streak (AT&T fiber) was installing pedestal boxes (PEDs) above ground (3 ft. tall) on both sides of the road about every third house. The resident said that they are an eyesore and I agree. She provided contact info to the contractor and I called and we setup a telecon on Wed. 3/11/26 to discuss replacing the PEDs with ground level boxes like WOW fiber used. Wellington had the same problem and had theirs replaced this way
- John suggested that we ask Blue Streak for a copy of the permit and the map for where they're putting the boxes. Wellington had this issue and their mandatory HOA was able to have Blue Streak remove them. AT&T hires Blue Streak as the subcontractor for installation.
 - Board vote: Unanimous to have the PEDs removed.
 - AT&T agreed to replace PEDs with ground level boxes for current project.

WELCOMING COMMITTEE - CHAIRMAN: Rowena Howe

- Rowena delivered the first batch of two senior love baskets on Feb. 28th. The two recipients were “super happy and appreciative” that we reached out to them! Rowena offered to take one to a medical appointment due to the distance family lives away. What a great success in bringing compassion and community to our neighborhood!

MEMBERSHIP - John, Mark, and Patrice Co-chairs –

- Estoppel inquiries: 1 total since our last meeting
- Estoppels Issued: 1 total since our last meeting.
- There were 3 estoppels requested and 3 issued so far in 2026.

<u>Estoppel Number</u>	<u>Address</u>	<u>Issue Date</u>	<u>Notes</u>	<u>Closing</u>	<u>Dues Credited</u>
2026-001	1220 Winston Rd	1/7/2026		1/28/2026	2027
2026-002	2318 Castlewood Rd	1/9/2026		1/26/2026	2027
2026-003	1404 Stratford Rd	3/13/2026		3/18/2026	2026

EE-EW Public Works Projects

CITY OF CASSELBERRY UTILITIES WATER MAIN REPLACEMENT.

The project has been substantially completed. The City's contractor is addressing clearing up spot issues and clearing out the Laydown Yard on Hunterfield Road. The City's contractor for Northgate Phase 2 will be moving his equipment and supplies to this area in a few weeks.

Remaining Items of work are:

1. Restoration of pavement markings at the intersections which were impacted by the work.
2. Capping and grout filling the old water mains within the R/W on all roadways in EE/EW Unit 1.

The City's Northgate Phase 2 Water Main replacement begins on the west side of the intersection of Glastonberry & Hunterfield, then proceeds northward into the Bel Aire subdivision. This is a stand-alone City of Casselberry Utility Department project.

Seminole County's Oxford Road Sidewalk and Drainage Improvements CIP No. 02107094
Which includes improvements for the City of Casselberry Utility Office Water Main Replacement

This project is approximately 33.3% complete. The contractor has as many as five work crews assigned to various locations along the project alignment. Target completion date of the project is November 30, 2026.

At this time two complete closures are anticipated in order to complete the new storm drainage system. The size of the drainage structures, associated piping and existing underground telecommunications will exceed the available width of a lane closure. Additionally, the construction of the elliptical pipe across Worthington Rd. suggests a total roadway closure with a detour during this work. The planned detour will be posted, and it is expected to last five (5) days.

The installation of a new slotted drain along Derbyshire Rd requires excavation of approximately 6 feet deep and is centered 3 inches from the edge of existing pavement. To maintain a safe work zone offset for the contractor a temporary lane closer was tried and proved not effective. The contractor requested a revision of the Traffic Control to include a total closing of Derbyshire from east of Oxford to Winston. Seminole County Traffic has reviewed and approved this request. The exact date should be within the next three weeks. The work along Derbyshire cannot begin until the work is completed and the detour removed.

OTHER LOCAL ROADWAYS

Seminole County Traffic Engineering has initiated a study of Glastonberry Rd. in response to complaints about speeding from residents. Traffic counts have taken place over the past weeks. Their results and recommendations are not available at this time. Currently the major work effort is the storm drainage and structures along Oxford Rd. between Hunterfield and Markingham.

Next Executive Board Meeting – April 14th, 2026, at 7:00 p.m. at the Hardin's residence.

Meeting concluded at 9:00 PM.

Respectfully Submitted,

Mark Hardin, President

Lindsay Chancellor, Secretary

EE/EW HOA