

**English Estates - English Woods Homeowners Association
Meeting Minutes - HOA Board June 9th, 2026**



June 9th, 2026, Executive Committee Meeting

Location: Zoom

Meeting commenced: 7:05 p.m.

Attendees:

Mark Hardin-President, Dustin Smith-VP, Patrice Muse-Treasurer, Lindsay Chancellor-Secretary, John Murphy-Advisory Board, Felicia Verbrycke-Social Committee

Visitor(s): Bob and Tonya Travelstead, Rob DeLany, Arnold and Caroline Schneider

Online: All attendees were online due to wife's illness at President's house.

Treasurer's Report: Patrice Muse

Current Account Balance as of June 9, 2026: \$9,613.49

178 paid members out of 557 Residential Properties – 32% paid members.

Projected expenses through June 30, 2026: Landscaping (\$275.00), WIX monthly email fee (\$8.40), Water (\$66.00), P.O. Box annual renewal (\$276.00), Backflow test (\$80.00- was not debited in May). Total expenses: \$705.40

Projected account balance through June 30, 2026: \$8,908.69

FYI: In May reimbursements outside of the projected expenses for the month were social committee baskets \$39.06, office supplies \$61.25, post-card postage \$384.30, and expected water bill increase, \$20.67.

ADMINISTRATIVE:

- Casselberry Utilities notified the HOA that our backflow preventer at the Island needs to be tested by May 31st. Mark contracted with Aaron's Backflow to have this done for \$80.
- Text messaging service was deemed insufficient for the amount of information the HOA wants to send out and for the expected number of residents that would use this service.
- The board will work on adding QR codes on all social media accounts to link to our website.
Please discontinue using the QR code I created as it has expired on the free trial account.
- Discussion of a resident to donate their time to redesign our website using the WIX platform – if you know anyone who would like to do this, please reach out to them and let us know.
- The Fall Festival will be October 17.
 - Food Trucks have been booked by Melissa.
 - John to get an update from Melissa on any other vendors secured.
- Reminder: There will no HOA meeting in July.
- Neighborhood business directory. Current list and contact results:
English Estates Assisted Living Facility (yes)
Sunshine Sign Installers
Lawn Control (Chad Kenroy) (yes)
Lawn Enforcement (Brad Pilling) (yes)
RR Handyman and Reno (Christian Pestana) (yes)
Realtor with The Pozek Group (Lindsay Chancellor) (yes)

Architect - Chancellor Design Group (Eric Chancellor) (yes)
Elder Advocates Inc. (yes)
Realtor (Rowena Howe) (yes)
Lately Media (Felicia Verbrycke) (yes)

HOA'S STANDING COMMITTEES

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

- **May 30th Community Event:** This event was well attended (~75) and was a hit with the kids that came!
 - The HOA had a postcard labeling party on May 23rd – thanks to the attendees.
 - Many thanks to Robert, Felicia, and family for planning & hosting this event!
 - We are looking for other hosts for this summer season, so help us to find some ☺.
 - Dustin shared that a neighbor who attended the May 30th event was interested in hosting a future event. He mentioned September but it was suggested that August may be a better month due to hurricane season and to spread out the community events since the Fall Festival is October 17.

BEAUTIFICATION: Carol Morrow

- **Yard of the Month:** 2180 Falmouth Rd is our winner for June 2026, congratulations!

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 Speeding Issue – Noah Hoffert met with Mark and John to discuss this subject. Noah agreed to distribute John's petition which Noah and his wife converted into a flyer for each Glastonberry resident, and delivered to each one. We received a complaint from a resident that misread the flyer. The president took care of this by email. After a 2 week time for collection of petition responses, the Board will review the results and make a decision to proceed with planned email to Amy Lockhart and appeal to the BCC for sidewalk project funding prioritization.
- A home on Fieldingwood was the victim of a couple of teens who kicked their front door hard enough to cause \$300 worth of damage. The incident was captured on the home's Ring camera and provided to SCSO for investigation. The teens were arrested and sent to JDC.
- A code enforcement report was issued to SCSO for an unsecured pool gate at 2494 Castlewood Rd. The owner was contacted by them to close the gate and leave it closed when unattended.

WELCOMING COMMITTEE - CHAIRMAN: Rowena Howe

- Rowena delivered a senior love basket to 209 Doverwood and the resident was very touched by the gesture, and a welcome basket to 2462 Markingham to a sweet couple who recently moved in. She plans to stay in touch with three others whom she had previously delivered senior love baskets to.

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

- Estoppel inquiries: 0 total since our last meeting
- Estoppels Issued: 0 total since our last meeting.
- There were 5 estoppels requested and 5 issued so far in 2026.

<u>Estoppel</u>					<u>Dues</u>
<u>Number</u>	<u>Address</u>	<u>Issue Date</u>	<u>Notes</u>	<u>Closing</u>	<u>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		4/28/2026	2026
2026-004	1231 Sidcup Rd	3/21/2026		5/4/2026	2026
2026-005	2475 Carolton Rd	4/15/2026		5/11/2026	2027

EE-EW Public Works Projects

CITY OF CASSELBERRY UTILITIES WATER MAIN REPLACEMENT.

Northgate – Phase 1

The project has been completed. The City of Casselberry has reported that the Punch List Items have been completed and their Project File for Northgate Phase 1 is closed.

The property on Hunterfield is being used as a laydown and storage yard by the contractor on Northgate Phase II.

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 has used more than 64.9% of Contract Time. The project is approximately 46 days behind schedule. The contractor has crews assigned to various locations along the project alignment, however not one single item of identified work has been completed. Target completion date of the project is now December 3, 2026.

- 1) **Work - Derbyshire Rd., TECO Peoples Gas:** Currently, the installation of the slot drains east of Manchester Rd. toward Oxford is still because TECO Peoples Gas has not relocated two service connections to its customers in that they hope to have the Seminole County Permit for this work within two weeks. Upon completion of the Gas service lines, the area of Derbyshire will continue. These were identified in November but have not been addressed as of this date. The missing slot drains due to TECO will be installed.

An Additional set of slot drains are being installed on the north side of Derbyshire from west of Stratford to Oxford Rd. The County had issued a total road closure for work to have been completed by June 6th. However, the work is taken longer than anticipated to complete. The total roadway closure has been extended until June 19th. It has been observed by several agencies that the General Motoring Public is ignoring the detour which is concerning the safety of all.

- 2) **Work on Oxford Road at the Derbyshire Rd, intersection** was begun but stopped when it was realized the new curb was constructed too high to allow for proper drainage. The curb that has been placed must be removed and reset to the correct elevation.

- 3) Additionally, the proposed sidewalk cannot be constructed until the new water main has been placed in service and the existing AC WATERMAIN REMOVED. This situation occurs throughout the entire length of the Oxford Road portion of the project. When asked today about the start of removal of the AC Water Main, the contractor responded mid-July.
- 4) At a side bar meeting, in the field, after the project meeting, the construction of the sidewalks on Oxford was reviewed with the CEI inspectors. If the AC Water pipe is not scheduled for removal until late July, the new sidewalks cannot be constructed, and we are in another school year without sidewalks.
- The Schneiders expressed frustration with the work and said they've never seen the neighborhood in this condition in the 48 years they've lived here. They said that Falmouth is like the new Derbyshire with cars passing through.
 - It was suggested that as the president, Mark should attend the commissioner's meeting. The more neighbors, the better to make a point.

Next Executive Board Meeting – August 11th, 2026, at 7:00 p.m. at the Hardin's residence.

Meeting concluded at **8:08 PM**.

Respectfully Submitted,

Mark Hardin, President

Lindsay Chancellor, Secretary

EE/EW HOA