

**English Estates - English Woods Homeowners Association
Meeting Minutes - HOA Board August 11th, 2026**



August 11th, 2026, Executive Committee Meeting

Location: 2460 Markingham Rd

Meeting commenced: 7:03 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): Noah Hoffert, Rob Verbrycke, Florian Muehlshuster, Rob Delany, Iris and Jose Diaz, James and Tina Stenhouse. (We were very happy to have so many visitors!)

Online: No online session was provided.

Treasurer's Report: Patrice Muse

Current Account Balance as of August 11, 2026: \$9,469.13

190 paid members out of 557 Residential Properties – 34% paid members.

Projected expenses through August 30, 2026: Landscaping (\$275.00), WIX monthly email fee (\$8.40), Water (\$74.92). Total expenses: \$358.32

Projected account balance through August 30, 2026: \$9,110.81

ADMINISTRATIVE:

- Discussed Projected Budget for remainder of 2026 and the Board voted for adoption.
- **No additional expenses will be approved at this time, until we receive more income.**
- Bel Aire North board voted against supporting Santa Saturday and the Fall Festival. Evelyn, the board's secretary, is working to keep the past contribution of \$100 towards Santa Saturday.
 - This makes the closing budget \$2,044.61 for the end of the year.
- The Fall Festival is a fundraising event for our community and last year we received roughly \$700 from those who paid their dues and donations at the festival. No additional estoppels or income was estimated for the remainder of this year for the proposed budget.
- This year, we spent quite a bit of money on postage (over 630) letters sent out to members of the community in January, including renters, absentee owners, and owner occupants. This includes the President's letter and invoice to pay dues as well as the option to add a proxy vote. If we can get the President's letter out earlier than planned in January 2027, we will capture more dues payments to maintain sufficient funds to pay expenses. Last year, we had double the amount of estoppels as we do now which brought in more income. This comes out to roughly \$250 per estoppel. When we hit January, we estimate another \$1,300 in the postage and printing to be paid out.
- The board will work on adding two existing QR codes on all social media accounts to link to our website. One is for dues, the other for donations.
- 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 (budget approved unanimously)

- BBQ Truck, Shaved Ice, and Noah's Landing have been reserved by Melissa.
- Noah's Landing Petting Zoo contract signed.
- We will begin advertising for this event on social media as well.
- Melissa suggested purchasing candy for Santa Saturday at BJ's to lower costs.
- Neighborhood business directory. Ready to publish.
- 2027 Board Candidates: We are looking at all Board positions for 2027. If you are interested in serving as President or Treasurer, please let us know by emailing us to association@englishestateshoa.com
 - Lindsay (Secretary) – Yes
 - Dustin (VP) – Yes if Mark is President
 - Mark (President) – Offered to be VP if someone would like to serve as President
 - Patrice (Treasurer) - No

HOA'S STANDING COMMITTEES

SOCIAL COMMITTEE – CHAIRMAN: Felicia Verbrycke (Publications, Media/Social Platforms, Editorial WEB Sites) **No Report.**

BEAUTIFICATION: Carol Morrow

- Yard of the Month: 2320 Sunderland Rd is our winner for August 2026, congratulations!

STREET ADVOCATE COMMITTEE - CHAIRMAN – shared

- Felicia is having a dispute over fence repair with her backdoor neighbor. Discussed this issue but no additional action is required by HOA.
- Two properties were contacted about unmaintained grass/vegetation. One took care of the problem and the other has stated that there is no problem without further communication.
- Oxford Rd Project: The County was contacted by email (EEE Principal cc'd) about the sidewalk situation on the east side of Oxford leading to the school, regarding school children access. Tawny Olore (Public Works Director) responded that either a new sidewalk or temporary access would be provided by Mercon. As of today (Saturday) the sidewalk is not ready for Monday. The dirt path is rough with construction equipment and trash blocking the path in places. It is up to Mercon to provide safe pedestrian access to the school and we will see what they do next. Update: Although rough in places, the Oxford Rd sidewalk was ready for use by school children.
- Glastonberry Speeding Issue – Noah Hoffert asked what the status was of the sidewalk project by email. I replied that we would take actions as previously discussed this month starting with a letter to Amy Lockhart, and followed by BCC petition to request prioritization of funds to design and build the sidewalk. The letter was written the next day for review & comment by the Board.
- TECO Gas Line Relocation – The HOA received a lot of information from Derek Birkebak, whose property on Derbyshire is intersected by the gas line. His inquiry about contractor non-compliance was largely rejected by Tawny Olore. He had to make an FOIA request to the County to get additional project information that he requested, which included a construction schedule, bidders list, and utility map.
- Felicia mentioned a problem with her water bill as it was abnormally high so she visited Casselberry Utilities. She recommended monitoring your bill and speaking up if you notice

anything unusual. Apparently, the utility company knew about our community and alerted the manager to oversee the complaint.

- Florian said they did not receive a door hanger from the city to notify residents that the water would be turned off. John will look into this and complain to the utility company. The water was turned off from 9AM-3PM.

WELCOMING COMMITTEE - CHAIRMAN: Rowena Howe

- No new candidates were identified and no additional Love or Senior Baskets have been delivered.

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

- Estoppel inquiries: 2 total since our June meeting
- Estoppels Issued: 2 total since our last meeting.
- There were 7 estoppels requested and 7 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		5/18/2026	2027
2026-006	2450 Derbyshire Rd	6/29/2026		7/9/2026	2026
2026-007	1291 Oxford Rd	7/9/2026		7/30/2026	2026

EE-EW Public Works Projects

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

This project has used more than 75% of the original contract time. The project is approximately 23 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 Items along Derbyshire Rd.

TECO Peoples Gas work along Derbyshire has not been completed. Although the new service line appears to have been installed, the actual meter and service connections to the affected properties have not been made. Until the service relocations have been completed the missing links in the slot drainage pipe cannot be installed. The necessary pipe is on site waiting for installation.

Valley gutters have been installed along the north side of Oxford, east of Oxford.

There are no storm drain improvements along the southside of Derbyshire Road.

The determination by the County of allowing the existing AC 6” pipe to remain out of service has limited the number of driveways impacted by the project and no sidewalk proposed.

2) Work items along Oxford Road.

Improvements to Oxford Road at the Derbyshire Rd intersection have begun but have been delayed waiting for storm drainage and realignment of the curb lines. Additionally, the work has been delayed until acceptance of the new water mains by the City of Casselberry and determination of disposition of the AC Watermains which are located under the proposed eastern sidewalk.

There have been several water breaks at the intersection of Oxford and Hunterfield that have been addressed. This along with ongoing storm drainage is the major cause of delays between Hunterfield and Markingham roads.

Indications are the storm inlet at Worthington and Oxford was not built in the correct alignment and must be removed and adjusted.

There have been indications that Seminole County will make an exception to the requirement of removing the out-of-service water mains along Oxford, having the grout lined for stability. Ownership will remain with the City of Casselberry. This has allowed the contractor to construct new sidewalks on the east side of Oxford, north of Markingham, toward East Blvd. However, there is a TECO Peoples Gas line and service that must be adjusted, which has not been addressed by TECO.

The construction of proposed sidewalks along the east side of Oxford Road, north of Hunterfield Rd. has not been address.

Next Executive Board Meeting – September 8th, 2026, at 7:00 p.m. at the Hardin’s residence.

Meeting concluded at **8:38 PM.**

Respectfully Submitted,

Mark Hardin, President

Lindsay Chancellor, Secretary

EE/EW HOA