

**English Estates - English Woods Homeowners Association
Meeting Minutes HOA Board April 14th, 2026**



**April 14th, 2026, Executive Committee Meeting
Location: Hardin's Residence, 2460 Markingham Road
Meeting commenced: 7:04 p.m.**

Attendees:

Mark Hardin-President, Dustin Smith-VP, Patrice Muse-Treasurer, John Murphy-Advisory Board, Felicia Verbrycke-Social Committee, Rob Verbrycke, Eric Schreiner
Visitor(s): Linda Hardin (recording minutes)
Online:

Treasurer's Report: Patrice Muse

Current Account Balance as of April 14, 2026: \$10,127.98

171 paid members out of 557 Residential Properties – 30.7% paid members.

Projected expenses through April 30, 2026: Landscaping (\$275.00), WIX monthly email fee (\$8.40), Water (\$65.20). Total expenses: \$ 348.60

Projected account balance through April 30, 2026: \$9,979.38

FYI – I purchased the eight YOM Lowes gift cards (\$280.00) and dispensed the first four gift cards to Carol on 3/31/2028. We no longer have any plastic cups with the EE-EW logo – Carol put them in a gift bag with the magnet. We agreed on a substitute of a single packet of Miracle Grow for inside or outside potted plants (8 packets for \$15.21).

ADMINISTRATIVE:

- **Chad Kenroy replaced the landscaping at the Island and it looks great! Brad Pilling was instructed to do the first color planting by Carol. The south part of the Island needs some new grass per Dustin.**
- **Casselberry Utilities reached out to the HOA requesting our support to obtain federal grant funds for future projects. (federal not state grants) John wrote a letter in support for the HOA.**
- **Felicia confirmed the no-contract monthly subscription fee of \$29/month for the opt-in text service called TextSpot which would allow us to have an assigned community number. Mark assigned the account creation and messaging to Dustin. He and I tested the service and it works quickly and accurately. The trial period has expired. The Board agreed to do the initial announcement for this service by postcard instead of metal signage. Felicia was assigned to work on content of postcards. Patrice & Dustin were assigned to get the service started so that we receive the community number. No decision was made on permanent signage.**
- **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. Would we consider adding this to Felicia & Rob's May 30th event?**
 - **Rob and Felicia agreed to add the ice cream service to their event.**
 - **We will use existing signage to advertise community events.**
- **The board will work on adding QR codes on all social media accounts to link to our website. Email with QR code for our website sent to Board and social media editors.**

- 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.
- Neighborhood business directory. Current list to contact:
 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)
 Pozek Group | The Orlando Real (Lindsay Chancellor) (yes)
 RE/MAX TOWN & COUNTRY REALTY (Kristine Pestana)
 Henry Electric Company
 Elder Advocates Inc. (yes)

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 found a text opt-in service as our first step towards building community engagement.
- Proposal to combine April & May \$150 to give \$300 to the Verbryckes for their event on May 30th was approved by the Board.

BEAUTIFICATION: Carol Morrow

- Yard of the Month: 2080 Hunterfield is our first winner for April 2026, congratulations!
- Landscaping Maintenance – The spring annuals have been planted at the north end of the Island. Let us know how they look 😊.

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 – The family that has been asking the County for traffic calming on this road had a near miss while they were walking recently. The County has stated there is no justification per their traffic surveys for traffic calming measures and they have no funding for sidewalk construction.
 - Recommendation: Petition BCC to consider funding the sidewalk construction from South Blvd to Derbyshire on Glastonberry. (Requires coordination with Bel Aire North HOA).
 - Recommendation approved. John suggested a letter to Amy Lockhart before BCC visit.

WELCOMING COMMITTEE - CHAIRMAN: Rowena Howe

- Rowena delivered the senior love baskets to 2466 Worthington and 1425 Winston. Both were surprised and very appreciative by the gesture. They are both sweet couples and have a local family support system. She encouraged them to get involved in the HOA and to let us know if they ever need anything.

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

- Estoppel inquiries: 3 total since our last meeting
- Estoppels Issued: 1 total since our last meeting.
- There were 4 estoppels requested and 4 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 |
| 2026-004 | 1231 Sidcup Rd | 3/21/2026 | | 4/7/2026* | 2026 |

*still pending

EE-EW Public Works Projects

CITY OF CASSELBERRY UTILITIES WATER MAIN REPLACEMENT.

The Northgate 1 project has been completed. The City’s contractor has removed their equipment and materials from the site. Lynn is no longer a city employee and has relocated from the area. Any problems should be reported to the City of Casselberry Utility Office.

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 North subdivision. This is a stand-alone City of Casselberry Utility Department project and EE-EW HOA is not involved.

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 58% of Contract Time expended. The project is approximately 50 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 November 30, 2026.

Currently, the installation of the slot drains has a DETOUR from Manchester to Winston still in place. Crews are working at Derbyshire/Winston improving the storm drainage and removing the green handrails. 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 an extension of the DETOUR and Traffic Control for another two weeks.

Another section of slot drain remains to be installed from Stratford to Oxford. The actual date of this work has not been scheduled.

John Murphy visits the project site daily and meets with the County's CEI inspector on site. He also attends weekly project meetings, off site with the necessary parties. The effort consumes approximately 15 volunteer hours per week. (The project is in week 41, you calculate the hours.)

Next Executive Board Meeting – May 12th, 2026, at 7:00 p.m. at the Hardin's residence.

Meeting concluded at **8:44 PM.**

Respectfully Submitted,

Mark Hardin, President

EE/EW HOA