

**English Estates - English Woods Homeowners Association
Meeting Minutes HOA Board September 8th, 2026**



September 8th, 2026, Executive Committee Meeting

Location: 2460 Markingham Rd

Meeting commenced: 7:08 p.m.

Attendees:

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

Visitor(s): Rob Verbrycke, Joseph and Maryann McNamara

Online: No online session was provided.

Treasurer's Report: Patrice Muse

Current Account Balance as of September 8, 2026: \$5,416.52

191 paid members out of 557 Residential Properties – 34.3% paid members.

We have one new member as of the last meeting.

Projected expenses through September 30, 2026: Landscaping (\$275.00), WIX monthly email fee (\$8.40), Water (\$66.65), Postage (\$384.30), Postcards (439.95). Total expenses: \$774.30

Projected account balance through September 30 is \$4,642.22

- We reimburse first responders and that ranges from \$0-\$100 along with the \$30 street permit.

ADMINISTRATIVE:

- Meeting with Commissioner Amy Lockhart and Public Works Director Tawny Olore 9/2/26:
 - Discussed need and options for Glastonberry Rd traffic speeding
 - Sidewalk option was too expensive and viewed negatively given the overall neighborhood rejection of sidewalks in 2020.
 - Traffic calming (speed tables) and a 3-way stop at Hunterfield/Glastonberry were better options and Ms. Olore was going to explore these.
 - This is still in play and Mark will update us all when he gets more information from the county.
- **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 is as of now, per Evelyn.
 - This makes the closing budget \$2,044.61 for the end of the year.
- 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
 - All expenses have been paid except \$100 for first responder meals and \$30 for barricades.

- Patrice suggested having a flier made up at the welcome table to invite neighbors to participate on the board.
- John shared the draft of the Fall Festival postcard. John will forward Mark the draft.
- **Neighborhood business directory has been published! Several additional business owners were interested in being included, requiring updates.**
 - Felicia to create a Google form so interested entrants can add the information she needs to update the directory list.
 - Felicia to update the directory list to note that the HOA is not liable for any vendors listed. This is to protect us if a neighbor hires one of the vendors listed and they're not licensed, bonded and insured.
- **2027 Board Candidates: We are looking for President and Treasurer positions for 2027. If you are interested in serving, please let us know by emailing us to association@englishstateshoa.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).

- Felicia feels that the Fall Festival will be a great way to connect with potential members by showing the incentive of participation. She volunteered to sit and showcase what joining gets you.
- Mark suggested having photos showing past events at both entrances to the events. “Here’s what you’re supporting when you join.”
- Lindsay suggested calling it a “community fund” and Felicia suggested “happy owners association.”
- Suggested donation box for these community events. Less pressure for residents to donate a small amount if that’s all they have or want to contribute, compared to the \$35.

BEAUTIFICATION: Carol Morrow

- **Yard of the Month:** 2406 Dakota Trail is our winner for September 2026, congratulations!
- Maryann and Joseph recommended a happy face sign in addition to the Yard of the Month. This is in an effort to encourage homeowners to maintain their yard. This is to be considered for discussion in 2027.

STREET ADVOCATE COMMITTEE - CHAIRMAN – shared

- One rental property was visited by Code Enforcement about unmaintained grass (2 foot tall) and unsecured pool. Both issues have been taken care of.
- One property was reported to Code Enforcement for a green pool. No further update.
- One property was notified of unmaintained grass/vegetation and partial sidewalk blockage. No reply received to date. The board agreed to have Mark call code enforcement.

- Mohican Trail Island – We were having abnormally high water bills, so I went to the Island and found the controller batteries dead. So I replaced them and suspended watering until October 1st to revisit the need for irrigation. A pair of podocarpus plants is dead and weeds are growing in a plant bed, so I asked Brad Pilling to pull these next week.
- West entrance – bush is partially blocking sign and other signs posted at the same entrance. Brad was contacted about this too.
- Mark to visit Felicia and Rob's home 9/9 in the evening to assess the damage at their back fence. They explained that their rear neighbor has let vines grow causing severe rot which has resulted in their dog getting out multiple times.

WELCOMING COMMITTEE - CHAIRMAN: Rowena Howe

- No Love or Senior Baskets are being delivered at this time due to lack of funding.
 - We will add this as part of the flier at the Fall Festival welcome table. Ask guests if they want to contribute financially to the HOA or with their own goods/time.

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

- Estoppel inquiries: 1 total since our August meeting
- Estoppels Issued: 1 total since our last meeting.
- There were 8 estoppels requested and 8 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
2026-008	213 Doverwood Rd	9/2/2026		9/30/2026	2026*

*contract cancelled

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 84% of the original contract time and 73% of the funding has been spent.9+

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 – October 13th, 2026, at 7:00 p.m. at the Hardin's residence.

Meeting concluded at **8:31 PM.**

Respectfully Submitted,

Mark Hardin, President

Lindsay Chancellor, Secretary

EE/EW HOA