

**Parkwood Estates Homeowner Association  
for  
Smokler Truesdell Subdivision  
December 13, 2023 Board Meeting Minutes**

The meeting was conducted in person at the Canton Town Hall conference room and via telecommunication using Zoom.

The meeting was called to order at 7:00 PM.

**Present:** Board members Roxanne Henke, Colleen Przybyla, Tim Schantz, John Kouchoukos, Mike Cappuccitti, Nazifa Karima, incoming board members Robert Fortune and Jeffrey Hall, along with non-board member Dennis Nagy of Briden Management.

**Absent:** Board members Amanda Kouchoukos, Cliff James and Andrea Zguris.

**Business Between Meetings:** Using email, directors raised the motion to change the meeting day to the second Wednesday of the month. Meetings will also be available via Zoom video conference. Vote for this was in favor.

**November Minutes:** The November meeting minutes were approved by a vote of board members.

**Treasury:** Ninety-two households have paid the 2024 annual dues. Two households included payment for past 2023 dues. Thirteen households have not paid 2023 dues.

Dennis reviewed Financials which covered from January to end of November of 2023. We expect the spending in 2024 to be similar to 2023 except for a few events such as Summer “picnic” and a few Truck food nights to be determined.

**Board Positions:** Positions of the board were voted on. Robert Fortune, Jeffrey Hall, and Mike Cappuccitti were approved for the positions of President, Vice-president and secretary respectively.

**Santa Visits:** Saturday, December 16, at 1:00 till 2:30 PM Santa will be waiting at the Winter Park Pavilion for children to stop by and talk about Christmas. Andrea will loan her table there for the children to create some crafts. John will loan a patio heater to help warm the area nearby if needed. Hot chocolate will be available for the children.

**Holiday Display Judging:** Directors are to be traveling around our subdivision December 17<sup>th</sup> to December 21<sup>st</sup> to choose houses for one of three awards. Member are to send the short list of choices with best at top of list followed by 2nd and then 3rd to Roxanne to compile and tally the votes.

**Business for January Meeting:** Robert Fortune presented a list of tasks to feed into discussion at the January meeting. The objective of these is to help residents view our HOA with understanding that these board of directors' volunteer to work together for the welfare of our community subdivision. The board wants to represent all members of our HOA and welcomes input from residents.

Robert also presented a list, compiled by Rick Pidsosny, as an example for a yearly calendar of events in our subdivision.

A liaison person to coordinate information and articles for the newsletter editor, Chris, to support timing of the issues publication. Robert would like a discussion at the next meeting about newsletter and Facebook page that could reconnect with residents about their neighborhood.

John proposed that two more announcement signs are needed at exit/entrance to our sub that do not have them. Numerous residents use routes other than the ones at which the three signs are displayed. That will be discussed further at the January meeting.

The meeting was adjourned at 7:46 PM.

Next meeting scheduled on Wednesday, January 10, at 7 PM at the Conference room in the lower level of Canton town hall and should be available using Zoom if a director does not attend in person. Roxanne will send the meeting invite to include the Zoom access code.

Respectively submitted,  
Mike Cappuccitti