

# **CENTRA FALLS WEST HOMEOWNERS' ASSOCIATION**

## **BOARD OF DIRECTORS MEETING MINUTES**

Date: January 21, 2026

Time: 6:37 PM EST

Location: Virtual via Google Meets. Recording available upon request

### **1. Call to Order**

The Board of Directors meeting of the Centra Falls West Homeowners' Association was called to order at 6:37 PM EST.

Please help:

--let's confirm the time since the Recording started before the actual meeting began. Also please enter the monetary amounts as discussed during the meeting.....

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### **2. Roll Call of Directors and Officers**

Present:

Kirsy Espejo

Erika O'Bryant

Patricia Jaquez

Brent Folks

Absent:

James Olacio, Director

### **3. Establishment of Quorum**

A quorum of the Board was established.

### **4. Approval of Previous Meeting Minutes**

The Board reviewed and approved the minutes from the previous Board meeting.

## **5. New Business**

### **a. Accounting and Financial Management**

The Board ratified prior actions to terminate Finite Business Solutions and to engage PayHOA as the Association's new accounting and homeowner payment platform.

### **b. Landscape Presentation – Royal Pest and Termite**

Chris Howard of Royal Pest and Termite provided a presentation regarding landscape care. Key topics discussed included:

Spiraling whitefly affecting community palm trees

Micronutrient deficiencies

General landscape care recommendations

The Board will follow up with additional questions as needed.

### **c. Operational Matters Discussed**

The Board discussed the following operational items:

Replacement of three dead palm trees at an estimated cost of \$7,500 - Reserve account

Pool heater replacement \$6750 Reserve account

Approval to repair poolside gym exterior lighting--pending until further notice

Rekeying of mailbox – D8

Ongoing discussions regarding:

Drainage recertification estimates

Community mulch (mulch work has begun; some areas still require completion)

Full gated community project-collecting more quotes. First quote is over 50k.

## **6. President's Report**

No separate President's Report was presented.

## **7. Accounting (Treasurer's) Report**

A formal Treasurer's Report was presented during the meeting. See attached.

Account Balance

Operating: \$15,309.22

Reserves: \$29,320.30

Security Deposit: \$44,859

2 owners in collection

3 owners past due

Total \$ Delinquent: \$14,807.50

## **8. Committee Reports**

No committee reports were presented.

## **9. Management / Administrative Updates**

Patricia Jaquez informed the Board of the Florida Statute 720 requirements regarding in-person and/or hybrid Board meetings.

Sal Petrosino suggested adding cost tracking to the CFW worksheet to list expenses associated with each task.

## **10. Old Business**

No old business items were formally addressed beyond those discussed earlier in the meeting.

## **11. Adjournment**

The meeting was adjourned at 7:58pm

## **Action Items / Next Steps**

Follow up with Chris Howard via phone or email with additional landscape questions

Add a "Pay Now" PayHOA link to the Association website

Begin discussions on a tighter collections process at a future meeting

Schedule a third-party vendor for tax handling

Add cost tracking to the CFW worksheet