

Park Charles South HOA Meeting Minutes

January 10, 2026

Board attendees: Michelle McCullough, Diane Distl, Jerry Arrendale

Guest in attendance: Mike M., Ken Voss

Meeting began at 6:04 pm.

Next meeting is February 10.

- Michelle stated that too many emails are being directed to her by residents, some come from CVTO. Need to get website updated to state what's appropriate to send to Michelle vs. when residents should be directing their questions to CVTO. (See Michelle to get that info.) She will address with CVTO the fact that they have mistakenly directed residents from other subdivisions to her and that they should not be giving out her personal cell number to anyone.
- We need to make sure our activities, including necessary committee activities and To-Do's are put on website calendar.
- The board members present at the meeting understand that someone may be willing to handle our website needs. The members feel strongly that the person needs to be an active board member. We will ask Theresa to invite her to our next meeting.
- We discussed that our HOA board must get current with all of our Accounting, despite the obstacles in CVTO's process.
- Michelle will need to respond to the HOA's insurance company regarding our activities with tree management and what proactive measures we can take to prevent claims

ACC

- No new permit applications

Social Events

- Katie not present but will be submitting the 2025 calendar later this evening.

Grounds and Maintenance

- Jerry stated that 12 trees have been remove behind the Newberry/Atwater Commons, aka Easter Egg Hunt area.
- We may have a new lake management company to take over since the owner of Leisure Ponds is retiring. Quote is for \$6,000 per year; Jerry will accept that.
- We all agreed that the Christmas light display at the entrances and the medians were wonderful this year!
- Work needs to get done on the original grates in the lake. Putnam Enterprises might have a lead on another company to help us with that.

- Mike will follow up with the Engineer he's been talking with re: our drains. The big black drain pipe that has been lying around in the neighborhood is finally gone.
- Our welder is in good shape!
- Mike has been picking up trash around the medians. We welcome resident volunteers to pick up trash on the medians and common ground as well.
- Jerry has submitted paperwork to CVTO for HOA assessment fees and liens on residents who continue to be delinquent. It is not fair to the majority of residents who do pay.
- Jerry also submitted the required board verification paperwork to CVTO.

Ken Voss, resident, asked if there was a way to collect resident email addresses so that HOA news or information can get out to the majority of residents. We know this is a big issue and will look into how this might be accomplished.

We invite and encourage ALL PCSouth residents to come to our monthly meetings and to consider joining the Board. With such few residents on the Board, our ability to respond to and address needs, concerns, and suggestions is very limited!

Meeting adjourned at 7:18 PM.
Notes taken by Diane Distl