



Catherine Belmonte

**Charleston Court Homeowner
Board Candidate**

WHY RUN FOR THE CHARLESTON COURT BOARD?

In June 2025, while attending a board meeting, I saw firsthand how a neighbor was affected by an architectural issue that appeared to be handled through selective and unclear enforcement. That experience motivated me to get more involved.

I was surprised to discover that our community has never had a board election due to low voting participation. With the encouragement of other concerned neighbors, I began an organizing effort to help reach a quorum for this year’s election so Charleston Court can move forward with greater fairness and transparency. With encouragement from other candidates and neighbors, I created a [website](#) as a way to help address low participation and keep homeowners informed.
(See QR code for the website below)

Becoming more involved meant taking the time to understand our governing documents and relevant Florida HOA statutes, so I could better share our rights as homeowners and understand the responsibilities that come with serving on the board.

Like many of you, I’m concerned about the continued rise in HOA fees and the community’s approximate **\$800K in existing debt**. Working with the other [new candidates](#), we requested and reviewed our HOAs financial records and related documents connected to the roofing project. Through that review, we were able to clearly explain how the debt developed – information that many homeowners were not previously aware of. Many of you expressed concern and a shared desire to restore long-term financial stability. Addressing this debt responsibly is important as our current financial position impacts the overall health of the association and our overall property values.

As a current business owner of over 20 years, I’ve learned the importance of careful budgeting, asking the right questions, remaining debt free, hiring the most qualified vendors for the projects at hand and strategic planning ahead. — skills I believe are valuable in HOA leadership.

Wanting to better know my neighbors, I established the Charleston Court Homeowners Facebook group in 2024 to give residents a place to connect, share information, and stay engaged. Many of you have joined and benefited from the information shared. I believe we all want to feel part of a community — not just residents, but neighbors.

To better understand what matters most to homeowners I created an online community survey. Many of you voiced concerns and were positive about our new ideas — from landscaping and safety issues to ways neighbors can better support one another. [Your feedback is important!](#) I believe a semi-annual survey would help us continue to understand and address community needs and finding solutions and new ideas that benefits us all.

We truly have a great community that deserves to grow in value both financially and as neighbors. Thank you for taking the time to read this. ****I hope I can earn your vote.****

**NEW CANDIDATE MEET & GREET —
FEBRUARY 22, 2-4PM AT THE POOL HOUSE**
Casual opportunities to meet the candidates, hear our vision, and ask questions.



www.FreshOutlook4CC.com