

MARTIN'S GARDENS

HOMEOWNERS ASSOCIATION, INC.

**Board of Directors Meeting
April 12, 2018
Bloomingdale Regional Library
Meeting Minutes**

1. Call to Order-Certifying of Quorum

The meeting was called to order at 6:35 p.m. by Robert Vega, Board President. Board members Susan Fritzler and Gail Wallace were in attendance; therefore, a quorum was established. It was confirmed that the meeting notice was timely posted at least 48 hours in advance. Jeana Wynja represented McNeil Management.

2. Reading of Unapproved Minutes

The Board reviewed the prior minutes dated January 31, 2018 as prepared by the Manager.

On Motion: Duly made by Susan Fritzler second by Gail Wallace and carried unanimously.

Resolve: To waive reading of the prior meeting minutes and approve them as presented.

3. Reports

Manager presented financial reports which indicated that the operating account currently has \$5,240.75 and the reserves account currently has a balance of \$6,499.14. Manager reported that the budget variance is slightly over by \$148.24. All alteration applications received since the last meeting were approved.

4. Business

Architectural Standards and Color Palette:

Notice was mailed to all owners on March 27, 2018 regarding the Board's discussion of the Supplemental Guidelines. Board discussed creation of standards to further define items in Declaration. Association attorney reviewed standards and offered additional suggestions. Board agreed to table parking for further discussion.

On Motion: Duly made by Susan Fritzler second by Gail Wallace and carried unanimously.

Resolve: To approve the balance of standards approved as presented.

Board is working on the color palette with Sherwin Williams.

Gate:

American Access preventative maintenance agreement is in place and will come onsite monthly.

Gate Code Change takes place on May 15, 2018. Notice was mailed to all owners on April 6, 2018.

Proposal presented to the Board for new in-ground loops near the gate.

On Motion: Duly made by Susan Fritzler second by Gail Wallace and carried unanimously.

Resolve: To approve the proposal from American Access for the new loops.

Proposal presented to the Board for pedestrian gate upgrades.

On Motion: Duly made by Susan Fritzler second by Gail Wallace and carried unanimously.

Resolve: To approve the proposal from American Access for pedestrian gate upgrades.

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Proposal presented to the Board to install a combo lock to secure gate power.

On Motion: Duly made by Susan Fritzler second by Robert Vega and carried unanimously.

Resolve: To approve the proposal from Kevin Johnson for the purchase/installation of the combo lock for the gate power supply.

Landscaping Proposals:

The Board reviewed landscaping proposals from 360 ECO Solutions, Graham Landscaping and SharpeScapes.

On Motion: Duly made by Susan Fritzler second by Robert Vega and carried unanimously.

Resolve: To approve the proposal from Graham Landscaping.

Two proposals presented to the Board for pond treatment from Cardno, Inc. and The Lake Doctors.

On Motion: Duly made by Susan Fritzler second by Robert Vega and carried unanimously.

Resolve: To approve the proposal from The Lake Doctors.

Manager will contact Suncoast Rust Control for proposal of cost to treat rust stains around front columns.

Owner Comments: Owner expressed concern regarding gaps in fencing around the community. Manager will obtain proposals for the Board to review later as funds are available.

5. Adjournment

On Motion: Duly made by Susan Fritzler second by Gail Wallace and carried unanimously.

Resolve: To adjourn the meeting at 7:48 p.m.



Prepared by Manager on behalf of Secretary