

# MARTIN'S GARDENS

HOMEOWNERS ASSOCIATION, INC.

**Annual Member Meeting  
November 8, 2018  
Bloomingdale Regional Library  
Meeting Minutes**

**1. Call to Order-Certifying of Quorum**

The Annual Membership Meeting was called to order by President Rob Vega at 6:35 p.m. With four (4) lots represented by proxy and eight (8) lots represented in person, a quorum of the membership was established with twelve (12) lots represented in total. Jeana Wynja represented McNeil Management.

**2. Proof of Notice of Meeting**

An affidavit of mailing was presented by McNeil Management as proof of proper notice to all owners of record. Affidavit will be placed in the Association files.

**3. Reading of Unapproved Minutes**

The prior meeting minutes were reviewed by the board and homeowners.

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

**Resolve:** To approve the 2017 Annual Meeting minutes as presented.

**4. Unfinished Business – none**

**5. New Business**

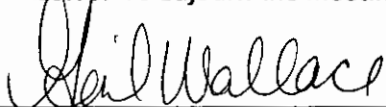
**Community Update** – Rob Vega presented the community update which included management change to McNeil Management, establish policies for Collections and Estoppel Requests, reduction in insurance premium from \$3,815 to \$2,597, setup pm service for the gates, setup pond maintenance, engage a new landscaper, begin tracking SWFWMD permitting, establish architectural standards and paint color palette, establish website, install new loops at vehicle gate and paint new lines, begin process for Hillsborough County mini-grant for front entry lighting, clean rust from entry columns, trim front oak tree, order new assessment notices for 2019, repair pipe next to well, secure electrical panel, fix pump well transformer, still working on deed conveyance from transition. 44 architectural applications were approved in 2018. In addition, the following notices were mailed: 31 delinquency, 33 violation and 3 welcome letters.

**Nominations of Board Members** – Two of the three current board members were willing to continue to serve. The floor was opened to nominations as there was one board vacancy. There were no nominations from the floor. The floor was closed. No election held. Rob Vega and Gail Wallace to continue serving on the Board.

**6. Adjournment**

**On Motion:** Duly made by Rob Vega second by Gail Wallace and carried unanimously.

**Resolve:** To adjourn the meeting at 6:43 p.m.



Prepared by Manager on Behalf of Secretary