

MARTIN'S GARDENS

HOMEOWNERS ASSOCIATION, INC.

**Board of Directors Meeting
November 8, 2018
(Immediately following the 6:30pm Annual Member Meeting)
Bloomingdale Regional Library
Meeting Minutes**

1. Call to Order-Certifying of Quorum

The meeting was called to order at 6:44 p.m. by Robert Vega, Board President. Board member Gail Wallace was also 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 meeting minutes as prepared by the Manager.

On Motion: Duly made by Rob second by Gail 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 \$9,996.77 and the reserves account currently has a balance of \$7,138.19. Manager reported that the budget variance is under budget \$5,539.75. All alteration applications received since the last meeting were approved.

4. Business

Election of Officers: The Board members discussed the various positions and duties related to each.

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

Resolve: To appoint officer positions as follows:

President – Rob Vega and Secretary/Treasurer – Gail Wallace

Paint Color Palette: Manager informed that notice was mailed on October 19, 2018 to owners regarding the discussion/vote of the paint color palette. The Board reviewed the paint color palette which was formulated with the assistance of Nadine from Sherwin Williams and Susan Fritzler. Schemes 13 & 14 are pending printing, however the schemes are acceptable.

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

Resolve: To approve the new paint color palette as presented, with schemes 13 & 14 approved and pending insertion into the paint color palette book.

Common Area Conveyance: Association's Attorney reached out to the registered agent for Alpha Homes and is continuing to encourage a deed transfer rather than quiet title. Alpha Homes dissolved in Sept-2018.

Mini-Grant (lighting): Susan Fritzler provided update that she should know soon if the mini-grant has been approved by Hillsborough County for the front entry lights enhancements. If so, then Graham Landscaping will install the lighting and a "lighting ceremony" will occur on New Year's Eve.

Front Entry Columns: The columns were cleaned by handyman Kevin Johnson. Board agreed that staining is less obvious but still present and would like to see topiaries planted in front of each.

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Front Entry Landscaping Proposal (columns): Proposal was presented to the Board from Graham Landscaping to add 2 fifteen gallon Podocarpus (cone topiary) to the front of each column and pine bark mulch surrounding for a total of \$315.92.

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

Resolve: To approve the proposal from Graham Landscaping for installation of 2 fifteen gallon Podocarpus (cone topiary) to the front of each column and pine bark mulch surrounding for a total of \$315.92.

County - Sidewalk Repairs: Manager indicated that a work order was submitted in Aug-2018 to Hillsborough County regarding the sidewalk lifting at the exterior of the fence on County property. Hillsborough County informed that there is a 24-36 month backlog to repair.

Tree Removal Proposals: The Board was presented with 2 proposals to completely remove the large grand oak at the front of the property. Cost to remove is over \$4,000 and does not guarantee that the County will approve the removal. Board has decided to not move forward at this time, and continue to prune the tree as needed.

Pedestrian Gates: Manager presented Board with proposal to replace the current pedestrian gates with commercial grade pedestrian gates for \$5,460.85. Board and owners indicated that since a plate has been installed on the current pedestrian gates, that alignment/locking issues have not been an issue. Board decided to not move forward with the proposal and to continue to monitor the pedestrian gates.

Fence – east corner of the community: Letter was mailed to owner of the open parcel at 2603 Red Fern Drive to ask permission to install a ranch style fence to connect the 2 communities and prevent egress to common area. Manager reached out to property manager for Fern Grove HOA and informed their Board. Final permission would need to be granted by owner of 2603 Red Fern Drive; the owner has not responded to any correspondence at this time.

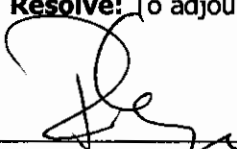
Manager Comments: A pipe outside of the common area was vandalized; Graham Landscaping fixed. Someone compromised the electrical breaker box, so the Board instructed to place combo locks on the boxes. Board members have the combination to the locks.

Owner Comments: None.

5. Adjournment

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

Resolve: To adjourn the meeting at 7:04 p.m.


Prepared by Manager on behalf of Secretary