

MARTIN'S GARDENS

HOMEOWNERS ASSOCIATION, INC.

**Board of Directors Meeting
February 13, 2019
Bloomingdale Regional Library
Meeting Minutes**

1. Call to Order-Certifying of Quorum

The meeting was called to order at 6:42 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 \$11,398.26 and the reserves account currently has a balance of \$7,902. All alteration applications received since the last meeting were approved. One notice was sent and violation has been cleared.

4. Business

Reserve Study: Manager presented the Board with proposal from Florida Reserve Advisors. The Board would like to have the reserve study prepared in anticipation of the 2020 Budget.

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

Resolve: To approve the proposal as presented.

Architectural Standards: Manager presented the Affidavit of Mailing as proof that a postcard was mailed on January 24, 2019, informing owners that revisions to the Supplemental Guidelines & Standards would be considered. The Board reviewed the revisions and made a recommendation to add dumpsters to the storage section.

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

Resolve: To approve the revised Supplemental Guidelines & Standards.

Common Property Conveyance: Association's attorney is still working with Registered Agent to obtain a Quit Claim Deed to convey common property from Alpha Homes to the Association.

Steel Fence – Property line of Fern Grove: Manager presented estimate to Board of approximately \$30 per foot to install a steel fence; Board decided to table at this time. Discussion has occurred with owner of corner property in Fern Grove; alternate fencing option may be entertained in future.

Foam work on columns: Rob presented photos of foam cap that has been displaced from one of the front columns, as well as other foam on columns that needs repair. Manager reached out to four (4) vendors and only one provided a proposal. Proposal received from Ken Drummond at AAFW-Kimco Supply for \$1,700.93 to repair the foam on the columns.

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

Resolve: To approve the proposal as presented.

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Board Comments: Gail would like to move the meetings from Wednesdays to a different day (Mon-Tues or Thurs); manager will arrange. Gail indicated that a Community Yard Sale will be held on February 23rd from 7:30am to 12 noon; manager to ask webmaster to post on website and remove after the date passes. Rob indicated that county contractor contacted him about the damaged/lifting sidewalk and that the sidewalk has been taped and is on schedule to be repaired.

Manager Comments:

Pedestrian Gates: Proposal received for new pedestrian gates. Board decided to table at this time – existing gates are working fine now.

Vehicle Gate: Work was completed to fix the arm on the island gate.

Electrical Work: Electrician installed an irrigation relay instead of separating out the well pump from the gate because the original panel that the builder installed is a very robust model and would not be cost effective to separate out. The irrigation relay will allow one to shut off the well pump by turning the irrigation timer to the off position.

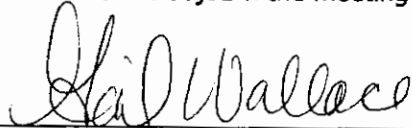
Assessment Notice: Manager presented the Affidavit of Mailing for the Assessment Notice, which was mailed on November 29, 2018.

Owner Comments: None.

5. Adjournment

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

Resolve: To adjourn the meeting at 7:27 p.m.



Prepared by Manager on behalf of Secretary