

MARTIN'S GARDENS

HOMEOWNERS ASSOCIATION, INC.

Budget & Board of Directors Meeting August 15, 2019 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 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 dated May 16, 2019 as prepared by the Manager.

On Motion: Duly made by Gail second by Rob 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 \$7,025.20 and the reserves account currently has a balance of \$5,935.69.

4. Business

2020 Budget: The Board reviewed the proposed 2020 budget, to increase quarterly assessments to \$230 per quarter.

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

Resolve: To approve the 2020 budget as presented.

Preservation of the Covenants and Restrictions: Manager presented a Florida Statute change to the Board regarding consideration of Preservation of the Covenants and Restrictions (720.3032). The Board is required to annually consider the filing of a notice to preserve the covenants / restrictions affecting the community from extinguishment under Marketable Record Title Act (MTRA). Manager indicated that the Declaration was recorded 5 years ago, so preservation is not a pressing concern at this time. The Board will need to be concerned about preservation when the community comes closer to the 25 year mark.

Common Property Conveyance: Association's attorney received the signed deed from Alpha Homes and is working towards getting the deed recorded.

Fence – Property Line; No Trespassing Signs: Manager presented Board with proposal for fence to close in the Martins Gardens HOA property, which was just over \$3,000. Manager to reach out to another fencing contractor for a proposal. Manager also presented proposed No Trespassing signs.

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

Resolve: To purchase the No Trespassing signs and install at easement and northeast corner of pond area, facing Durant Road.

Manager Comments:

Manager presented two Affidavit of Mailings 1) Gate Code information mailed on June 18, 2019 and 2) 2020 Budget Meeting Notice mailed July 25, 2019. Owner concern regarding hairline cracks in road; when Florida Reserve Study representative Steve Swartz was on site about a year ago, he

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indicated that the condition of the road was normal, due to truck construction traffic, and is common during new construction; Board was encouraged to keep an eye on the cracks. Manager indicated that The Lake Doctors increased their monthly fee from \$150 to \$156 per month beginning Aug-2019. The gate took a lightning surge recently; cellular adapter was replaced and phone entry unit and scanner were repaired. Manager met with Bay Area Environmental and believes that the flooding incident was a rare occurrence due to outfall being clogged; Bay Area Environmental believes that force of water unclogged the outfall structure; all is working properly now. Owner had asked about black on black tinted bar codes; Board decided not to purchase at this time as cost for HOA would be \$450+ and there are still approximately 35 black on white bar codes in supply.

Owner Comments: Owner inquired about violations observed in neighborhood; manager encouraged owners to submit an Enforcement Request Form with photos, and manager will make the Community Survey Team aware to keep eye on for the next community survey. Owner inquired about leasing requirements; Board to work on leasing requirements over the next few months, before the next Board meeting.

5. Adjournment

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

Resolve: To adjourn the meeting at 7:16 p.m.



Prepared by Manager on behalf of Secretary