

MARTIN'S GARDENS

HOMEOWNERS ASSOCIATION, INC.

**Board of Directors Meeting
November 14, 2019
McNeil Management Services, Inc.
1463 Oakfield Dr, Suite 142, Brandon, FL
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 Gail Wallace and Yves Johnson were 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 August 15, 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 the financial reports which indicated that the operating account currently has \$6,496.57 and the reserves account currently has a balance of \$4,201.79. Manager indicated that the Association has had some costly gate issues recently, which has affected the reserves account.

4. Old Business

Fence Proposals: The Board reviewed 3 proposals to install 149' of white vinyl fence in order to close in the east side of the community. Lowest bid was \$3,100. The Board decided to place the project on hold until more funds are available to allocate towards the project. Manager to coordinate installation of another new No Trespassing sign (to replace the one that was stolen), with a taller pole so that it can be cemented into the ground and handyman to secure screws so to prevent thief.

Leasing Requirements: Association's attorney recommends a Declaration amendment change in order to incorporate leasing requirements language. Manager to inquire with attorney regarding cost to amend the Declaration.

5. New Business

Officer Positions: The Board has determined the following positions: Rob Vega-President, Gail Wallace-Treasurer/Secretary, Yves Johnson-Vice President.

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

Resolve: To approve the officer positions as presented.

Proposals from Landscaper: Four proposals were presented. Proposal 1 – Podocarpus, mulch and drip line around column located at front/east corner, to prevent further vandalism to the foam on the column. Proposal 2 – tree trimming of pines, maples, magnolias, and crape myrtles on common area. Proposal 3 – Remove 2 dead pine trees, install 2 magnolia trees, and add bubblers for watering. Proposal 4 – purchase/install of 80 yards of pine bark mulch for entire length of front area (length of fence and front entryway). The Board would like to engage Seffner Rock & Stone for a price to deliver 20 yards of pine bark mulch so to add mulch to the front entrance area only, and Board will engage owner-volunteers to place mulch after it is delivered. Manager to inquire with vendor.

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

Resolve: To approve Proposals 1 & 2, to only remove the 2 dead pine trees from Proposal 3, and to engage Seffner Rock & Stone for pricing to deliver 20 yards of mulch and move forward with that action if reasonably priced.

Manager Comments:

Recorded deed for common area has been received and archived in Association's documents. Foam trim vandalized; was glued/painted by a handyman but was subsequently broken again; Rob indicated that he will fix/paint.

Zap Cap provides no warranties on commercial electrical equipment and will not replace damaged equipment if struck by an electrical surge. Zap Cap warranty only applies to home equipment. Association has Equipment Breakdown insurance with a \$1,000 deductible. American Access has informed that surge protectors are in place and checked during the quarterly PM service, that it is surge protection not prevention, and that we live in Florida where electrical surges occur often. Manager will inquire further with American Access regarding functionality of the surge protector.

Rob indicated that gate control beam has dew build up again and he will apply Rainx as recommended by American Access to allow for proper functionality.


Rob informed manager that top pedestrian gate hinge is broken due to pedestrians forcing the gate open too far, and that pedestrian gate keypad is not working properly; manager to engage American Access to troubleshoot. Board and owners discussed that to fully resolve the pedestrian gate hinge issue is to replace with more sturdy gates, which Association cannot do at this time.

Owner Comments: Owner concern regarding homesite upkeep; manager to discuss with Community Survey Team about the standard when surveying properties.

6. Adjournment

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

Resolve: To adjourn the meeting at 7:26 p.m.


Prepared by Manager on behalf of Secretary