

MARTIN'S GARDENS

HOMEOWNERS ASSOCIATION, INC.

**Board of Directors Meeting
February 20, 2020
Bloomingdale Regional Library
1906 Bloomingdale Ave., Valrico, FL
Meeting Minutes**

1. Call to Order-Certifying of Quorum

The meeting was called to order at 6:30 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 November 14, 2019 as prepared by the Manager.

On Motion: Duly made by Rob second by Yves 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 \$10,175.65 and the reserves account currently has a balance of \$5,376.12. The 2020 Assessment Notice, Budget and memo regarding pedestrian gates was mailed to all owners on November 27, 2019. The Board signed the annual preventative maintenance agreement for American Access Controls.

4. Old Business

Fence Proposals: The Board reviewed 4 proposals to install 149' of white vinyl fence in order to close in the east side of the community. Lowest bid was \$2,827.50. Manager spoke to risk involved by not enclosing area. Both association's attorney and insurance broker agreed that a risk event could occur with or without the fence, however they both recommend enclosing the area. The Board is going to consider a Special Assessment to help pay for this event.

Mulch Project: Mulch to be delivered on Friday, February 21st. Disbursement of mulch to occur on Saturday, February 22nd at 8am. Volunteers are welcome to help!

Leasing Requirements / Declaration Amendment - Costs: Association's attorney recommends a Declaration amendment change in order to incorporate leasing requirements language. An amendment change for this one item could cost between \$450-\$650, which would include attorney, filing and mailing costs. The Board is going to consider a Special Assessment to help pay for this event.

Gate Surge Protection: Manager presented information from American Access. The Association has the most robust surge protection possible. Manager reminded owners that surge protection is not a 100% guarantee that it will prevent a surge from occurring. American Access welcomes information regarding new surge equipment on the market that they may not already be aware of.

Pedestrian Gates: The Board reviewed numerous proposals, as follows: Estimate # 8809 – Replace current Simplex Lock/Keypad that is broken on one gate with same - \$2,069.10; Estimate # 8875 – Replace Simplex Lock/Keypad with Linear Keypad \$2,824.18 (magnetic lock can support a pull force weight up to 600 lbs.); Estimate # 8880 – Replace both pedestrian gates with steel gates w/hinges to support up to 1,000 lbs - \$5,564.53; and finally an email proposal to upgrade both pedestrian gates with access controls to tie into existing DoorKing system (same as vehicle gate) for \$10,000. If Board decides to utilize \$10,000 option, then they would also engage in Estimate # 8880. Parts warranty for all is 90 days and 30 days for labor warranty. No decisions were reached. The Board is going to consider a Special Assessment to help pay for this event.

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5. New Business

Preservation of Covenants & Restrictions: Manager presented the annual requirement regarding Florida Statute 720.3032, consideration of Preservation of the Covenants and Restrictions. 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 (MRTA). Manager indicated that the Association is 6 years old 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 30-year mark.

Bollard Near Access Control Panel: The pedestal that the access control panel sits on is loose, and American Access Controls has informed that someone must have hit the control panel. It is not affecting usability of the control panel but recommends placing a bollard near the pedestal to prevent further occurrences. No decision has been made. The Board is going to consider a Special Assessment to help pay for this event to occur.

HOA Irrigation System – Rust Control Proposal: The Board reviewed proposal from Suncoast Rust Control for \$200 per month. Service would prevent rust staining from occurring at front entrance of community by treating the well water. Well water in Valrico/Dover area is high in minerals. The Board took comments from owners, and owners suggested that pressure washing is more cost effective. Board to continue with pressure washing instead on a regular basis.

Irrigation heads near 2605 & 2606 Colewood: Graham Landscaping will be moving the irrigation lines away from owner's fences and will also change the heads to spray differently.

Trim HOA Grand Oak near 2605 Colewood: Graham Landscaping and Panorama Tree Service will coordinate to identify limbs that need to be removed.

Tract E – Common Area: Manager has an inquiry in with W.C. Sherrill and Company LLC to inquire about why Tract E was identified as Common Area and not split down the middle and deeded to owners.

Subscribe to Emails and Neighborhood Directory: Association currently has a subscribe to emails feature on their website; if email blasts need to go out, Board will send to manager and manager will send to the webmaster for distribution. Board will consider how to organize a neighborhood directory.

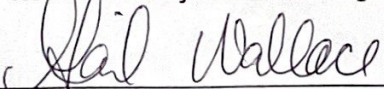
Manager Comments: A postcard regarding the Community Garage Sale was mailed out on January 13, 2020; manager will also coordinate the gate to be opened at 7:15am instead of 8am for the yard sale, to be held on February 29, 2020. The curbs and white line at the front entry were painted. The service request for Hillsborough County to repair the sidewalk on the outside of the gate is still open.

Owner Comments: Owner concern regarding inflow at front retention pond – water force is eroding north side of bank; manager to engage The Lake Doctors for assistance. Owner inquired about required street trees; manager to reach out to Hillsborough County resource for required street tree plan.

6. Adjournment

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

Resolve: To adjourn the meeting at 7:36 p.m.


Prepared by Manager on behalf of Secretary