

MARTIN'S GARDENS

HOMEOWNERS ASSOCIATION, INC.

**Board of Directors Meeting
November 19, 2020
Virtual Meeting Via Zoom
Meeting Minutes**

1. Call to Order-Certifying of Quorum

The meeting was called to order at 6:31 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 20, 2020 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 the financial reports which indicated that the operating account currently has \$8,493.75 and the reserves account currently has a balance of \$13,518.45. The Board reviewed the Violations Report and decided to send a final notice to Unit ID 10195.

4. New Business

Consider changes to the paint color palette: A postcard was mailed on October 29, 2020 regarding this meeting to consider changes to the paint color palette. Scheme #13 (Body-Olympus White, Trim-Serious Gray, and Door-Blue Chip) will be added to the Paint Color Palette. Rob indicated that when the builder exited the community, they did not provide the Association with a paint color palette. After the builder exited, the Board asked Sherwin Williams to create a new paint color palette by making observations around the neighborhood of the current house schemes. One home scheme was missed during that process (Scheme #13 above).

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

Resolve: To accept the paint color palette as presented.

Owners Comments: Owner question regarding cost to change the paint color palette; manager indicated that the cost to prepare a certificate of recording and then record with the Clerk's Office is about \$100, and then the cost to mail out the new palette to all owners. Owner indicated that a small alligator has been observed in the pond; owner was encouraged to call Florida Fish and Wildlife alligator hotline. Owner inquired about removal of paint on road; manager will ask a vendor for advice regarding removal process. Owner indicated that the back of fences for Fern Grove owners are dirty; manager will communicate with Fern Grove HOA management company.

MARTIN'S GARDENS

HOMEOWNERS ASSOCIATION, INC.

Owner discussion regarding improvements around community i.e. close in community with a fence, improve the pedestrian and vehicle gate system, add a bollard near the gate keypad (to prevent vehicles from continuing to hit it), re-grade small area that is holding water, etc. Manager indicated that the Board is working to build up the reserves as per guidance from the reserve study. The Board indicated that the Association does not have extra funds at this time to take care of items above, and that a special assessment would be needed in order to make the improvements. The Association's attorney has advised that an affirmative vote of two-thirds of the members is required to pass a special assessment. The Board agreed to conduct a Special Members Meeting on February 18, 2021 to vote on a special assessment; manager will send information to owners regarding the Special Members Meeting after January 1, 2021.

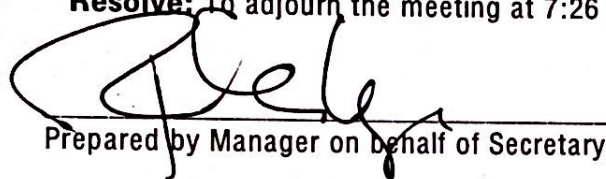
On Motion: Duly made by Rob second by Gail and carried unanimously.

Resolve: To send Special Members Meeting packet to all owners after January 1, 2021 to vote on a special assessment at the February 18, 2021 meeting.

5. 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