

MARTIN'S GARDENS

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting February 18, 2021 Virtual Meeting Via Zoom Meeting Minutes

1. Call to Order-Certifying of Quorum

The meeting was called to order at 6:54 p.m. by Rob 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 19, 2020 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 \$12,157.75 and the reserves account currently has a balance of \$19,454.51. Manager presented the Architectural Report update. Manager indicated that the following was mailed to all owners: New paint palette was mailed on January 25, 2021 and the 2021 Assessment Notice was mailed on November 30, 2020.

4. Old Business - none

5. New Business

Financial reporting: Florida Statutes indicates that owners must be notified in writing within 120 days after the end of the fiscal year that a copy of the annual financial report is available upon request. A postcard will be mailed to each owner in the beginning of April, informing them about the process to which they can obtain the annual financial report. This reporting requirement will become an additional annual expense to the Association.

Preservation of covenants and restrictions: Per Florida Statutes, 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) at the 30-year mark. Manager indicated that the Association is 7 years old so preservation is not a pressing concern at this time. The Board will need to have a meaningful conversation with the Association's attorney regarding preservation of the documents when the community comes closer to the 30-year mark.

Owners Comments: James and Tracy Williamson volunteered to serve on the Architectural Committee with Stacy Templeton and Mark Weeks. Owner asked how often surveys are performed; manager indicated that surveys are performed every other week. Owner inquired about email communication. Owner commented that value of homes has increased and HOA fees are low in comparison to other gated communities. Owner stated that pedestrian gates are in awful condition; board indicated that hopefully owners will respond with "in-favor" votes for the special assessment so that new pedestrian gates can be installed. Owner asked if "children at play" sign can be installed underneath the speed limit sign; board asked manager to investigate sign costs. Owner observed animal waste in yard; manager to send reminder notice to owners to clean-up after their pets. Owner asked if both entrance and exit gates can be adjusted to close quicker after vehicles pass; manager to ask gate company to

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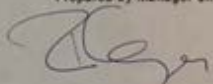
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review at next preventative maintenance service. Owner stated that street sign identifying Durant Road and Colewood Lane is missing; used to be located on southeast corner of intersection, on right as you exit the gate; manager will inquire with County.

6. Adjournment

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

Resolve: To adjourn the meeting at 7:29 p.m.

Prepared by Manager on behalf of Secretary
 4/15/21