

# MARTIN'S GARDENS

HOMEOWNERS ASSOCIATION, INC.

## Board of Directors Meeting November 18, 2021 2735 Colewood Lane, Dover, FL Meeting Minutes

### 1. Call to Order-Certifying of Quorum

The meeting was called to order at 6:33 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 of the meeting. Jeana Wynja represented McNeil Management.

### 2. Reading of Unapproved Minutes

The Board reviewed the prior meeting minutes dated August 19, 2021 as prepared by Manager.

**On Motion:** Duly made by Gail Wallace second by Rob Vega 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 \$13,816.26 and the reserves account currently has a balance of \$27,959.98.

### 4. Former Business

**Fence:** 2022 budget contains funding in January for installation of a perimeter fence. The Board would like to proceed with the improvement, to occur at the beginning of the year depending upon fence materials availability.

**On Motion:** Duly made by Gail Wallace second by Yves Johnson and carried unanimously.

**Resolve:** To approve the fence installation as presented.

**Pedestrian Gates:** American Access Controls has indicated that the new pedestrian gates should be installed before Thanksgiving if all goes as planned. A key distribution event will need to occur.

**Sidewalk between 2831 & 2833:** Owner was present; vendor (LRE) engaged to perform work soon.

### 5. New Business

**Officer positions:** The Board discussed and will remain in their current officer positions.

**Mulch:** The Board discussed; manager will seek a proposal from a vendor for pine bark mulch, double the quantity from the last mulching event, and option to spray mulch in place. Otherwise, the Board would like to have the mulch delivered to the lift station area and hand place the mulch to common areas (with volunteers of the community).

**SWFWMD Inspection:** Completed.

### 6. Adjournment

**Owner Comments:** Owner inquired about violation process and how to encourage owners to cure violations beyond sending notices and possibly starting a fining committee, stating that owners are not correcting violations in a timely manner. Owner concern that survey team is not seeing violations during drive-thru of the community that owners are observing while walking the community. Owner concern

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regarding violations observed in back yards. Manager encouraged owners to submit an Enforcement Request Form (located on the Association's website) for violations. The Board discussed and would like violations to be placed on the Violations Report if an owner has not cured or communicated with management after receiving 4 notices. Owner concern about excessive lawn ornaments; manager referred owners to the Community Standards and suggested that if the standards need to be embellished upon, to form a team of owners to review the current standards and present the changes to the Board. Owners present inquired if the Association can attempt the Special Assessment again; Board determined to discuss at the meeting in February-2022 and attempt the Special Assessment at the May-2022 meeting. Manager informed that there is a mailing cost for each attempt (not stated but noted in minutes, and legal fees for attorney to prepare the mailing). Manager encouraged owners that when the Special Assessment is introduced, to secure proxies from neighbors to ensure that the attempt is successful.

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

**Resolve:** To adjourn the meeting at 7:15 p.m.

APPROVED BY THE BOARD OF DIRECTORS 2/24/22

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Prepared by Manager on behalf of Secretary