

MARTIN'S GARDENS

HOMEOWNERS ASSOCIATION, INC.

**Annual Member Meeting
November 30, 2022
Bloomingdale Regional Library
1906 Bloomingdale Ave., Valrico, FL
Meeting Minutes**

1. Call to Order-Certifying of Quorum

The Annual Membership Meeting was called to order by President Rob Vega at 6:37 p.m. With six (6) lots represented by proxy and eleven (11) lots represented in person, a quorum of the membership was established with seventeen (17) lots represented in total. Jeana Wynja represented McNeil Management.

2. Proof of Notice of Meeting

An affidavit of mailing was presented by McNeil Management as proof of proper notice to all owners of record. Affidavit will be placed in the Association files.

3. Reading of Unapproved Minutes

The prior meeting minutes were reviewed by the board and homeowners.

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

Resolve: To approve the November 18, 2021 Annual Meeting minutes as presented.

4. Unfinished Business – none

5. New Business

Community Update: Rob Vega presented. Entry columns have been updated with a new, more Florida friendly color. Landscaping enhancements are occurring currently at the front entry.

Lease and Leasing Terms Amendments: Notice was mailed to all owners on October 19, 2022. Voting occurred via limited proxy to amend Article VII, Section 3 of the Declaration:

1. ARTICLE VII, GENERAL COVENANTS AND RESTRICTIONS, Section 3. of the Declaration is amended to add an entirely new Subparagraph 3.(a) to read as follows: Section 3(a) Leasing. Leases shall be prohibited for the first twenty-four (24) months after acquiring ownership of a Lot. The Board shall be notified in writing, on such forms as it may require, of the proposed lease and may require submission of a true and fully executed copy of same.
2. ARTICLE VII, GENERAL COVENANTS AND RESTRICTIONS, Section 3. of the Declaration is amended to add an entirely new Subparagraph 3.(b) to read as follows: Section 3(b) Lease Terms. Leases for a term of less than six (6) months are prohibited and a Lot may not be leased more than three (3) times in a calendar year.

For each amendment to pass, a majority of members present in person or by proxy at a duly called membership meeting is required. Quorum was reached and both amendments passed with a vote of 17-0. The amendments will be recorded with the County Clerk's Office and posted to the Association's website. A Lease Restriction Confirmation page will be incorporated into the estoppel process for new owners to sign at closing.

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Nominations of Board Members: The three current Board members (Rob Vega, Yves Johnson and Gail Wallace) are willing to continue to serve. There was one candidate form submitted prior to the meeting by Chad Gaiser and a nomination from the floor by David Weaver. Membership present decided by a show of hands to expand the board from 3 to 5 directors. No election was held.

6. Adjournment

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

Resolve: To adjourn the meeting at 6:53 p.m.

APPROVED BY THE MEMBERSHIP ON 11/06/2023

Prepared by Manager on Behalf of Secretary