

# MARTIN'S GARDENS

HOMEOWNERS ASSOCIATION, INC.

**Board of Directors Meeting  
November 30, 2022  
Bloomingdale Regional Library  
1906 Bloomingdale Ave., Valrico, FL  
Meeting Minutes**

## 1. Call to Order-Certifying of Quorum

The meeting was called to order at 6:54 p.m. by Rob Vega, Board President. Board members Gail Wallace, Chad Gaiser and David Weaver 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 25, 2022 as prepared by the 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.

**Officer Positions:** The Board discussed and determined the following officer positions: Rob Vega, President; Gail Wallace, Vice President; Yves Johnson, Treasurer; Chad Gaiser, Secretary; and David Weaver, Director.

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

**Resolve:** To approve the officer positions as presented.

## 3. Reports

Manager presented the financial reports which indicated that the operating account currently has \$12,132.84 and the reserves account currently has a balance of \$48,557.37. The Board decided to send a final notice to Unit ID 10190. Manager informed that the Resolution regarding clarification of hedge height/location was mailed to all owners on September 22, 2022. Architectural requests are current.

## 4. Old Business

**Repaint columns:** Completed.

**Landscaping improvements:** Pending completion within the next week or two.

**Fading homes:** The Board will send manager the address of a home that should be used as a benchmark for when a home is faded to the point of requiring notices to repaint.

## 5. New Business

**Preservation of the 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. The Association is 8 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.

**Mailboxes:** Rob Vega presented. Proposal from Hal's Home Service was presented for \$3,375 which averages to be about \$55 per homesite to paint all mailboxes with high gloss black paint. Rob indicated, and owners agreed, that it would be nice if all were painted at the same time for consistency. Manager

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will engage attorney regarding a proposed amendment to the Declaration to allow the Association to paint mailboxes when needed. Owner presented idea of a special assessment for \$55; manager to inquire with the Association's attorney regarding criteria as well.

## 6. Adjournment

**Owner Comments:** None

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

**Resolve:** To adjourn the meeting at 7:34 p.m.

APPROVED BY THE BOARD OF DIRECTORS 2/20/2023

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Prepared by Manager on behalf of Secretary