

# MARTIN'S GARDENS

HOMEOWNERS ASSOCIATION, INC.

**Board of Directors Meeting  
February 20, 2023  
Bloomingdale Regional Library  
1906 Bloomingdale Ave., Valrico, FL  
Meeting Minutes**

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

The meeting was called to order at 7:01 p.m. by Rob Vega, Board President. Board members Gail Wallace, Yves Johnson, 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 November 30, 2022 as prepared by the Manager.

**On Motion:** Duly made by Rob Vega second by Yves Johnson 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 \$15,745 and the reserves account currently has a balance of \$51,338. The 2023 Assessment Notice with Budget was mailed on November 30, 2022. Leasing amendment was recorded with the clerk's office. All new owners will be provided (at closing) with the Leasing Restriction Confirmation to sign.

**4. Old Business**

**Common area mulch:** Tabled until the Fall.

**5. New Business**

**Landscape Lighting:** Proposals from three vendors were reviewed.

**On Motion:** Duly made by David Weaver second by Yves Johnson and carried unanimously.

**Resolve:** To utilize Bay 2 Bay Outdoor Lighting, with addition of color lighting to scope of work, and price not to exceed \$6,000.

**Amendment to painting of mailboxes:** The Board reviewed the proposed amendment and would like to present to the membership in conjunction with the Annual meeting in November-2023.

**Gate Preventative Maintenance Agreement:** The Board reviewed/approved.

**On Motion:** Duly made by David Weaver second by Gail Wallace and carried unanimously.

**Resolve:** To utilize the American Access Controls Preventative Maintenance Inspection Agreement for \$1,750 plus tax per year.

**Director Comments:** Sealcoating of the road vs. Mill/Overlay was discussed.

**Owner Comments:** None

**6. Adjournment**

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

**Resolve:** To adjourn the meeting at 7:47 p.m.

APPROVED BY THE BOARD OF DIRECTORS 5/15/2023

Prepared by Manager on behalf of Secretary