

MARTIN'S GARDENS

HOMEOWNERS ASSOCIATION, INC.

**Board of Directors Meeting
May 15, 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 7:00 p.m. by Rob Vega, Board President. Board members Gail Wallace and Chad Gaiser 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 February 20, 2023 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.

3. Reports

Manager presented the financial reports which indicated that the operating account currently has a balance of \$18,140 and the reserves account currently has a balance of \$47,854. Manager reviewed the notices report.

4. Old Business

Landscape Lighting: Completed.

Mailbox painting amendment: Tabled until November meeting.

5. New Business

Cellular adapter for gate: The Board reviewed proposal for \$3,400 and decided to table. Board will monitor gate events and may consider the cellular adapter in the future.

SWFWMD Inspection: Completed by DS Franks. No issues found.

Rust Control: Chad has been investigating product to use to remove rust from cement surfaces and functionality of how to apply the product. Performing more research.

Owner Comments: Owner inquired about creating a gate hold open during hours of leaving for work and returning home (less wear/tear on gate). Board indicated that gate should remain closed since it is a gated community. Owner indicated (via phone) that gate hold open did not work for entire time of an open house on Saturday. Manager called owner and unfortunately there is no way to know why gate did not remain open (could have been an electrical surge) but assured the owner that the gate hold open was set appropriately by office staff. The Board indicated that for future gate hold opens, that gate hold open can be set but owner/realtor should provide phone number to establish a 3 digit keypad number at gate for visitors to call for access to open house only.

6. Adjournment

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

Resolve: To adjourn the meeting at 7:37 p.m.

APPROVED BY THE BOARD OF DIRECTORS 08/07/2023

Prepared by Manager on behalf of Secretary