

# MARTIN'S GARDENS

HOMEOWNERS ASSOCIATION, INC.

**Board of Directors Meeting  
August 7, 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, David Weaver 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 May 15, 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. The operating account currently has a balance of \$18,080 and the reserves account currently has a balance of \$53,292. Manager reviewed the notices report.

It is the responsibility of the homeowner to communicate with the appropriate utility company if a transformer box, located within a utility easement on a homeowner's property, needs to be painted. Concern about fireworks was presented; homeowners were encouraged to keep their fireworks contained within their property on July 4<sup>th</sup> and New Year's Eve.

**Gates:** Memory board/chip replaced. Board indicated no concerns with hearing callers thru the keypad. The Board does not wish to pursue cellular adapter. Manager was informed that the gate hold opens scheduled for last Saturday/Sunday did not work, and directory codes established were not working either. Manager to coordinate telephone call with Jim Sanford/American Access Controls and Chad.

## 4. Old Business

**Rust Control:** Discussion tabled; Chad researching. Manager will ask Dan Graham to call Chad regarding new hose bib installed, bypass, etc.

**Amendment – mailbox painting:** The Board approved presenting the draft amendment changes and proxy to the membership concurrent with the Annual Meeting in November.

**Grand Oak tree trimming:** Completed. The Board discussed that it is a homeowner's responsibility to clean debris from homeowner's gutters and to perform repairs to their pool cage. No financial allowance will be granted by the Association.

**SWFWMD Permit:** Renewed; next inspection due in November 2024.

## 5. New Business

**Well Pump:** Replaced; cost was \$1,199 and was paid for out of the reserves account.

**2024 Budget:** A postcard was mailed on July 18, 2023 to all homeowners regarding tonight's budget meeting. The Board reviewed the proposed 2024 Budget with a new quarterly assessment of \$395 per

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quarter. Board discussed obtaining an updated reserve study next year, prior to the 2025 budget meeting. David spoke to road sealcoating and cost of mill/overlay.

**On Motion:** Duly made by Rob Vega second by David Weaver and carried unanimously.

**Resolve:** To accept the 2024 Budget and Assessment amount of \$395 per quarter.

**Trespass authorization sign:** Updated at the entrance with HSCO new/branded sign.

**Sealcoating roads:** Manager to obtain a proposal from Integrity Paving for sealcoating the roads. The Board is looking towards having the event start in January-2024.

**Owner Comments:** Alligator observed in the pond. Gauge homeowner's interest at the Annual meeting for TECO to run a gas line into the community. Jim Williamson to inquire with TECO regarding the percentage of homeowners who must agree to the gas line installation in the community. Discussion regarding wildlife signs at the pond area. Comments regarding solicitors. Concerns regarding observation of trailers, campers and boats parked often within the community.

## 6. Adjournment

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

**Resolve:** To adjourn the meeting at 8:12 p.m.

APPROVED BY THE BOARD OF DIRECTORS 11/06/2023

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Prepared by Manager on behalf of Secretary