

# MARTIN'S GARDENS

HOMEOWNERS ASSOCIATION, INC.

**Board of Directors Meeting  
November 6, 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 8:00 p.m. by Director Rob Vega. Board members Jim Williamson and Jennifer Caruso 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 7, 2023 as prepared by the Manager.

**On Motion:** Duly made by Jim Williamson second by Jennifer Caruso and carried unanimously.

**Resolve:** To waive reading of the prior meeting minutes and approve them as presented.

**Officer Positions:** The Directors discussed positions: Rob Vega, President; Jim Williamson, Vice President; and Jennifer Caruso, Secretary/Treasurer.

**On Motion:** Duly made by Rob Vega second by Jim Williamson and carried unanimously.

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

## 3. Reports

Manager presented the financial reports. The operating account currently has a balance of \$19,553.58 and the reserves account currently has a balance of \$59,929.38. Manager reviewed the notices report.

**Gates:** Chad spoke of cost savings to the Association for the troubleshooting/resolution that he performed.

## 4. Old Business

**Rust Control:** Chad stated that the cost for equipment would run between \$3,000 to \$4,000. Labor about \$800. And first year of solution approximately \$1,200 to \$1,500. Chad to provide official proposal to the board for consideration at the next meeting.

## 5. New Business

**Mailbox painting proposal:** The Board reviewed proposal from Hal's Home Services for \$3,375 from November-2022 to prime and paint all mailboxes in the community. New proposal to be received from Hal, due to age of current proposal and inflation.

**On Motion:** Duly made by Rob Vega second by Jim Williamson and carried unanimously.

**Resolve:** To accept the proposal from Hal's Home Services with exception that new proposal to be received and pricing will likely increase due to the due to age of current proposal and inflation.

**Owner Comments:** Mailbox hit by a boat exiting community; owner was encouraged to discuss with the neighbor who owns the boat, but otherwise homeowner is responsible for fixing his mailbox. Large dog poop observed in non-pet owner's yard. TECO can install gas lines for free, but two-thirds of the homeowners must agree to it; many homeowners present were in favor; Jim Williamson to gather more information to present to homeowners; another homeowner commented that a gas line will benefit

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generator users. Owner indicated that she would like to see more enforcement occur (landscaping, blocked sidewalks). Parking concerns of large vehicles being parked on street and causing access issues for neighbors. Gate concerns. Another owner encouraged unity in the community. Suggestions regarding cable/internet providers. Owner would like to see the Board present an amendment next year so that the Board can be expanded to 5. Owner asked if middle ground can be reached for failed amendment (Storage of Vehicles, Water Craft, Machinery or Equipment). Owner expressed concern of how failure to pass amendment will now affect her to bring boat onsite and storage of equipment in back yard. Mark Weeks submitted his resignation from the ACC Committee via email. Homeowner submitted request to management for No Soliciting signs to be posted.

## 6. Adjournment

**On Motion:** Duly made by Jim Williamson second by Jennifer Caruso and carried unanimously.

**Resolve:** To adjourn the meeting at 8:43 p.m.

Approved By Board of Directors 2/5/24

Prepared by Manager on behalf of Secretary