

# MARTIN'S GARDENS

HOMEOWNERS ASSOCIATION, INC.

**Board of Directors Meeting  
February 5, 2024  
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 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. Doug Pinner represented McNeil Management.

**2. Reading of Unapproved Minutes**

The Board reviewed prior meeting minutes as prepared by the Manager.

**On Motion:** Duly made by Rob Vega second by Jennifer Caruso and carried unanimously.

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

**3. Reports**

Manager presented financial and management reports.

**Gate:** Gate is still working, but it is noisy due to known issue with leaking gearbox. Board opted to hold on repair proposal for now, will reconsider later if gate function is affected.

**4. Old Business**

**Rust Control:** Chad not in attendance to provide additional info, so on hold for now.

**5. New Business**

**Mailbox painting:** Project almost complete. Send invoice to board for review.

**Reserve Study Update**

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

**Resolve:** To obtain an update to the 2019 Association reserve study.

**Road Paving:** Manager to get initial bid from Integrity Paving Markings, Tad Wheeler is contact. Send proposal to board for determination to move forward.

**6. Adjournment**

**Owner Comments:** Cats wandering neighborhood, dogs not on leash and dogs pooping in lawns – not being removed by owner. Manager recommended owners submit enforcement request via portal regarding offending units and/or contact animal control at the county for assistance. Manager asked to check with attorney regarding possibility of Zoom meetings.

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

**Resolve:** To adjourn the meeting at 7:42 p.m.

Approved at the May 6, 2024 Board Meeting

Prepared by Manager on behalf of Secretary