

COTTAGES AT MEADOWBROOKE

HOMEOWNERS ASSOCIATION, INC.

**Board of Directors Meeting
December 10, 2019
13361 & 13363 Ashbark Court, Riverview FL 33579
Meeting Minutes**

1. Call to Order-Certifying of Quorum

The meeting was called to order at 5:00 p.m. by the President, Elizabeth Ghahary. Deborah Ferguson was also in attendance; therefore, a quorum was established. It was confirmed that the meeting notice was posted timely at least 48 hours in advance. Jeana Wynja represented McNeil Management.

2. Approval of Minutes

The Board reviewed prior meeting minutes dated September 12, 2019 as prepared by the Manager.

On Motion: Duly made by Elizabeth, second by Deborah and carried unanimously.

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

3. Management Reports

Manager presented the financial reports and management reports to the Board.

4. Business

Mulch Proposal: The Board was presented with 2 options for mulch - \$5,850 for red pine bark mulch or \$4,625 for cypress mulch.

On Motion: Duly made by Elizabeth, second by Deborah and carried unanimously.

Resolve: To approve the cypress mulch proposal as presented.

Joe Harrison with 360 ECO Solutions (landscaper): Joe Harrison and Josh Cossey from 360 ECO Solutions were present. Joe indicated that there is currently substantial mixed turf (and weeds). Replacing with sod in small areas is not a good solution, because the mixed turf (and weeds) will invade the new sod. He recommends a long-term solution, to change out large areas with new sod. Betty asked about zoysia grass, and Joe believes that would be a good option. Joe will provide pricing options.

Also, the current irrigation system needs attention. Irrigation wire has been patched together over the years, using telephone wire, causing dead spots. New 14-gauge braided wire needs to be run to each valve to resolve the HOA's overall irrigation issues. Joe will provide pricing options. Joe indicated that 360 ECO Solutions will also provide creative financing solutions if needed.

Finally, Joe indicated that 4 queen palms have been affected by the yellowing disease that has been plaguing palm trees in Florida. A palm affected would need to be removed immediately so that it does not spread to other palms. If a new palm were to be planted in same location, the ground would need to be treated before planting occurs. Joe recommends foxtail or sabal palms as they are self-pruning. The Board will consider alternative tree options, however for now they are not going to replace palms as they are diseased/removed.

5. Adjournment

Board Comments: Betty would like to inquire with RTI Insurance regarding Loss Assessment Rider for catastrophic events; manager to contact insurance broker. Association has a new pest control company – Cruce Pest Control, who takes care of exterior pest management for the entire community.

COTTAGES AT MEADOWBROOKE

HOMEOWNERS ASSOCIATION, INC.

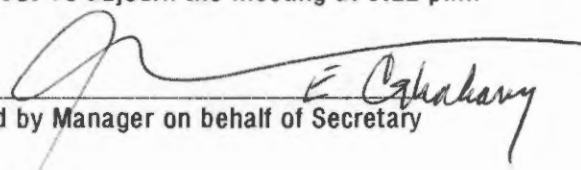
Manager indicated that Association updates regarding fall/winter projects was mailed on September 20, 2019, and the 2020 Assessment Notice, Budget and Meeting Schedule was mailed out on November 27, 2019.

Owners Comments: Owner asked why the Association is moving towards landscaping uniformity. Manager indicated that the Association's Declaration was never intended to allow owners to plant anything they wanted in the landscaping and previously such activity was overlooked and occurred. When planting shrubs and such, grading around the home, erosion, and how close the plant is to a building should be considered. Owners have heavily landscaped back yards to the point where the landscaper is managing 58 separate homes. The Board is trying to get the Association back to the original intent of the Declaration. The Board spoke of a 5-year plan for landscaping uniformity, and step one will be the forthcoming rocks project to occur in January. Thereafter, the Board will engage the landscapers for their recommendations as to the next phase of landscaping uniformity.

Owners inquired about roof replacement; the Board has been gathering proposals and will address roof replacement at the next Board Meeting. Owner commented that shingle colors have not been matched to existing shingles when repairs have been made.

On Motion: Duly made by Elizabeth second by Deborah and carried unanimously.

Resolve: To adjourn the meeting at 5:22 p.m.


Prepared by Manager on behalf of Secretary