

COTTAGES AT MEADOWBROOKE

HOMEOWNERS ASSOCIATION, INC.

**Board of Directors Meeting
December 2, 2021
Via Zoom**

Meeting Minutes

1. Call to Order-Certifying of Quorum

The meeting was called to order at 6:30 p.m. by the President, Elizabeth Ghahary. Board member 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 9, 2021 as prepared by the Manager.

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

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. The Board decided to send a Final Notice to Unit ID 10284.

4. Old Business

Landscaping Enhancements: The Board and landscapers will meet to re-assess the 2 buildings that were recently enhanced to improve look and will discuss improvements to 2 more buildings to try and use some of the existing plants. The Board would like drip lines in beds assessed. An owner stated that drip lines use less water, which is good. Board stated that Susan Haddock with UF-Extension Office did not recommend rock in beds. The Board stated that beds would need mulch if rock is currently non-existent. Board will obtain Susan Haddock's recommendation for best mulch to use to detract bugs as much as possible. Owner asked about timeline of entire project for all buildings; board stated 3-5 years unless finances allow for sooner. Further landscaping concerns were discussed. Palm trees need trimming; manager to inquire with SharpeScapes when this will occur. Manager to ensure that landscaper is on schedule to trim 2x per year. Board inquired about sod at 13354 Ashbark Court.

5. New Business

Rules & Regulations – electric vehicle outlets: Notice regarding changes to standards was mailed on October 18th and 25th, 2021. The Board reviewed the proposed standard. Preferred that outlets are located inside of the garage, but owners may install an outlet on outside of the building on the walkway side of the garage affixed to the wall. Cable rack or charger are not permitted to be located on the exterior of the home.

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

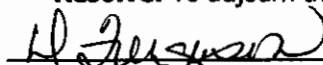
Resolve: To accept the standard as presented.

Reserve Study: The Board would like to table discussion until June-2022 Board Meeting.

6. Adjournment

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

Resolve: To adjourn the meeting at 7:07 p.m.


Prepared by Manager on behalf of Secretary

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