

# COTTAGES AT MEADOWBROOKE

HOMEOWNERS ASSOCIATION, INC.

**Annual Membership Meeting  
March 9, 2023  
Summerfield Clubhouse  
13013 Summerfield Blvd., Riverview, FL  
Meeting Minutes**

**1. Call to Order-Certify Quorum**

The Annual Membership Meeting was called to order by Elizabeth Ghahary at 6:30 p.m. With five (5) lots represented in person and one (1) by proxy, a quorum of the membership was established. Jeana Wynja represented McNeil Management.

**Timely Notice:** The Annual Member Meeting notice was mailed to all owners on February 15, 2023 and manager presented the Affidavit of Mailing to owners as proof of proper notice.

**2. Reading of Unapproved Minutes**

**On Motion:** Duly made by Deborah Ferguson second by Elizabeth Ghahary and carried unanimously.  
**Resolve:** To approve the 2022 annual meeting minutes as presented.

**3. Unfinished Business:** None

**4. New Business:**

**Community Updates:** The board spoke about community improvements and landscaping enhancements.

**Introduction of Candidates – Discussion and Election of Directors:** Elizabeth Ghahary and Deborah Ferguson are willing to continue to serve. Ray Landis has completed a Board Candidate Form. The floor was opened to nominees. No other candidates came forward. The floor was closed. Elizabeth, Deborah and Ray are now the new board of directors.

**5. Adjournment**

**On Motion:** Duly made by Elizabeth Ghahary second by Deborah Ferguson and carried unanimously.  
**Resolve:** To adjourn the meeting at 6:33 p.m.

Approved by BOD at the March 7<sup>th</sup>, 2024 BOD Meeting

Prepared by Manager for Secretary

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