

COTTAGES AT MEADOWBROOKE

HOMEOWNERS ASSOCIATION, INC.

Budget & Board of Directors Meeting September 7, 2023 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 members Deborah Ferguson and Ray Landis were 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 June 8, 2023 as prepared by the Manager.

On Motion: Duly made by Elizabeth, second by Ray 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. Old Business

Clement Pride Blvd. Wall Renovation: Certa Pro Painters will begin the wall project on November 6, 2023. Community Updates notice will be mailed to all homeowners. Two proposals were presented: SharpeScapes to clear items behind 13364, 13324, 13322, and 13320 Ashbark Court for \$4,100; and Timber Kings Tree Service to remove/stump grind trees behind 13316, 13320, 13322, 13326, 13328 Ashbark Court for \$2,700.

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

Resolve: To approve both proposals as presented, and for vendors to proceed with work if homeowners have not cured by mid-October.

5. New Business

2024 Budget: A postcard notice was mailed on August 17, 2023 to all homeowners regarding tonight's budget meeting. The Board reviewed and discussed the proposed 2024 Budget/Assessment of \$250 per month.

On Motion: Duly made by Deborah; no second.

Motion Failed: To change the 2024 monthly assessment to \$235.

On Motion: Duly made by Ray, second by Elizabeth; carried forward (Deborah abstained from vote).

Resolve: To approve the 2024 Budget and monthly-assessment amount of \$240; reduction will affect Reserves funding.

13324 Ashbark Court: Homeowner, Carmen A. Bravo-Rosado presented her concern that the fountain, bird bath, pavers and curbing in the back yard were previously approved, however homeowner has discarded her approval after (IRS standards) of 7 years. The homeowner would like consideration from the Board to keep the items. The Board has requested homeowner to provide a photo of the area and then the Board will make a decision.

COTTAGES AT MEADOWBROOKE

HOMEOWNERS ASSOCIATION, INC.

Mailboxes: Manager engaged vendor to evaluate mailbox painting; vendor cannot bid as project is outside of his travel distance. Manager to engage Certa Pro Painters to provide a proposal instead.

Cameras: Numerous cameras observed; no alteration application submitted. Homeowners will be encouraged to submit an alteration application via a Community Updates notice.

Pendant Lights: Numerous pendant lights have been observed; no alteration application submitted. Homeowners will be encouraged to submit an alteration application via a Community Updates notice.

Front Entrance Robellini Palms: Prior discussion that Robellini Palms are getting too large and will need to be replaced eventually; discussed possibly installing red copperleaf. Tabled due to cost.

Palm trees in front of homes: Prior discussion that palm trees in front of homes are failing/diseased. Prior discussion to replace with Black Diamond Crape Myrtles. Tabled due to cost.

Ixoras at 13367 Ashbark Court: Previous discussion that ixoras have failed/dead. Board would like landscaper to replace with crotons or variegated schefflera.

Shrubs under front windows of homes: Previous discussion to replace shrubs with something hardy (holly/evergreen). Tabled due to cost.

Mulch: Board confirmed type/color must be black cypress mulch.

Landscaping Enhancements: Project will be completed in November.

- 6. Owner Comments:** Homeowner expressed concern regarding neighbors feeding wildlife (Sand Cranes); the Board agreed to add this information to the Community Updates notice. Homeowner stated that ceiling has stains from a previous roof leak; manager to arrange vendor to address.

7. Adjournment

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

Resolve: To adjourn the meeting at 7:46 p.m.

APPROVED BY THE BOARD OF DIRECTORS 12/07/2023

Prepared by Manager on behalf of Secretary