

COTTAGES AT MEADOWBROOKE

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting March 7, 2024 Summerfield Clubhouse 13013 Summerfield Blvd., Riverview, FL

Meeting Minutes

1. Call to Order-Certifying of Quorum

The meeting was called to order at 6:32PM by the Manager. With Board members Betty Ghahary, Debbie Ferguson and Ray Landis in attendance, a quorum of the Board was established. Meeting notice was mailed to all the owner as part of the Annual Meeting mailing. Gigi Holmes represented McNeil Management.

2. Approval of Minutes

In addition to the minutes from the last BOD meeting, the Board also approved the minutes from the last Annual Meeting.

On Motion: Duly made by Betty, second by Debbie and carried unanimously.

Resolve: To approve the December 7th, 2023 Board Meeting Minutes and the March 9th 2023 Annual Meeting Minutes as presented.

3. Management Reports

The reports were discussed. Gigi will check on the current attorney collection account for additional updates.

4. Old Business

None

5. New Business

Elect Officers: The current BOD will remain in their current positions.

On Motion: Duly made by Betty, second by Debbie and carried unanimously.

Resolve: To approve the Directors to the following positions as Officers, Betty Ghahary, President, Debbie Ferguson, Secretary and Ray Landis, Treasurer.

Architectural Rules & Regulations:

There was a discussion about fences that need to be included as an estoppel item for certain addresses and a reminder that the Master and Sub Association both have to provide estoppels for sales in the Cottages.

Rather than changing the Community Rules & Regulations, the Board wants to focus more on enforcement of the current rules for now. An update to the supplemental guidelines will continue to be considered.

Some specific concerns are Owners refraining from planting their own plants, the number of decorative pots on a lot exceeding the limit and windows being installed without permission.

Board Comments: The light out front on east side is not working again. The BOD indicated that was fixed about a month ago. Gigi will contact the vendor who did the work.

Betty would like to investigate the County grant program to pay for community benches.

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H O M E O W N E R S A S S O C I A T I O N , I N C .

The BOD would like to move some of the Association money into higher interest accounts. Management will be happy to work with the BOD facilitate the move.

The BOD asked management to look at the community budget to see if there is money for some landscape improvements.

6. Adjournment: The next meeting is scheduled for June 13th, 2024, at 6:30PM via Zoom.

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

Resolve: To adjourn the meeting at 7:33PM.

Approved at the June 13th, 2024 Board of Directors Meeting

Prepared by Manager on behalf of Secretary