

COTTAGES AT MEADOWBROOKE

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting

June 13th, 2024

Virtual Meeting Via Zoom

Zoom Meeting ID: 750 730 2693

Meeting Minutes

1. Call to Order-Certifying of Quorum

The meeting was called to order at 6:00PM by Manager, Gigi Holmes. A quorum of the Board was established with Board members Betty Ghahary, Debbie Ferguson and Ray Landis in attendance. Timely meeting notice had been posted. Mrs. Landis was the only homeowner in attendance.

2. Approval of Minutes

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

Resolve: To approve the March 7th, 2024 Board Meeting Minutes as presented.

3. Management Reports

The Board is in the process of moving \$100,000 of reserve funds to an 8-month CD with Bank OZK paying 5.30% APY.

The entries on the Violation Tool on the Board Portal were discussed:

The BOD will be checking unit ID's 10281, 10299 and 13303 for compliance. If the violations are still ongoing, they will be pursued, if not, the item will be closed out.

The Board would like to talk about implementing guidelines for window replacements as well as potted plants, yard ornaments, outdoor furniture, and other items that residents may want to place in their back yards. A Discussion of "Possible Standard Updates" will be included as an item of discussion and properly noticed in the Budget Meeting mailing.

4. Old Business

Landscaping: There is an area behind 13361 and 13363 that has eroded away around the base of the lanai. It needs to be filled and re-sodded. Gigi will follow up with the landscape company.

Betty will meet with Rick, from Rejuvenated, to review the landscape at the entry and decide on a plan for upgrades.

5. New Business

County Grant: The Board would like to apply for the 2025 Neighborhood Mini Grant when the application period opens this fall.

The Board asked Gigi to investigate the possibility of the Association obtaining the deed to the center island.

6. Adjournment:

The next meeting is scheduled for September 12th, 2024, at 6:30PM via Zoom.

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

Resolve: To adjourn the meeting at 7:44PM.

Approved at the September 12, 2024, Board of Directors Meeting

Prepared by Manager on behalf of Secretary