

CRYSTAL LAKES

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting February 11, 2016 Meeting Minutes

1. Certifying of Quorum-Call to Order

Charles Brunner called the meeting to order at 6:35 pm. Matt Hanna and Sharon Huddleston were also present therefore a quorum was established. Patricia England from McNeil Management also attended.

2. Approval of Meeting Minutes

On Motion: Duly made by Sharon, second by Matt and carried unanimously.

Resolve: To approve meeting minutes as presented.

3. Reports

Financial and Management Reports were presented and discussed. The Uniform Collection Policy was reviewed and the board discussed document details.

On Motion: Duly made by Sharon, second by Charlie and carried unanimously.

Resolve: To approve Uniform Collection Policy.

4. Old Business

Paint Palette: Sharon presented Sherwin Williams American Heritage Color Palette.

On Motion: Duly made by Matt, second by Charlie and carried unanimously.

Resolve: To approve all colors in the Sherwin Williams American Heritage brochure as the approved palette with the caveat that owners may still paint their home the original colors. All exterior painting projects must have an ARC application submitted for review and obtain approval prior to repainting.

Grounding/Irrigation system: After discussing and reviewing bids, the board agreed not to move forward with the project at this time.

5. New Business

Front Wall Painting:

On Motion: Duly made by Charlie, second by Matt and carried unanimously.

Resolve: To approve bid submitted by CertaPro Painting \$6,775.00.

Hedge Trimming:

On Motion: Duly made by Charlie, second by Sharon and carried unanimously.

Resolve: To approve bid submitted by Yellowstone landscaping \$565.00 to trim hedges along perimeter wall in preparation of perimeter wall painting.

Removal of Wax Myrtles:

On Motion: Duly made by Sharon, second by Matt and carried unanimously.

Resolve: To approve bid submitted from Yellowstone \$925.00 to remove all fallen wax myrtles.

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Entry Wall: Board requested manager to place work orders with maintenance technician to replace entry wall bricks, and repair common area sensor lights.

Community Interest: Annual Easter Egg Hunt will occur on Saturday March 19, 2016 11:00 am.

On Motion: Duly made by Sharon, second by Charlie and carried unanimously.

Resolve: To allocate \$300.00 in funds for Easter Egg Hunt event.

Lake Fishing: Board and owners discussed non owners fishing in the Crystal Lakes ponds. Board instructed owners that if the individuals were on their property to contact the Manatee County Sheriff's office. Board also agreed to have Residents Only and Private Property signs installed in the common areas. Board requested manager contact Manatee County Sheriff's office regarding the appropriate procedures to be followed by owners at Crystal Lakes when reporting trespassers.

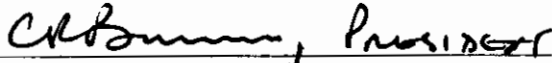
On Motion: Duly made by Sharon, second by Matt and carried unanimously.

Resolve: To allocate \$300.00 to purchase of Resident Only signs and Private Property signs.

6. Adjournment

On Motion: Duly made by Charlie second by Sharon and carried unanimously.

Resolve: To adjourn the meeting at 7:45 pm.



Prepared by Manager on behalf of Secretary