

# CRYSTAL LAKES

HOMEOWNERS ASSOCIATION, INC.

## Board of Directors Meeting February 7, 2018 Meeting Minutes

### 1. Call to Order-Certifying of Quorum

Sharon Huddleston called the meeting to order at 6:34 p.m. Andrew Peterson was present, therefore a quorum was established. Board confirmed timely meeting notice at least 48 hours in advance. Pamela and Doug Pinner represented McNeil Management.

### 2. Approval of Meeting Minutes: Doug Pinner read the previous meeting minutes aloud.

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

**Resolve:** To approve the minutes as read.

### 3. Reports

**Treasurer:** Expenses are under budget for the month of January. Accounts receivable total is currently \$24,982 with one lot in collection. Delinquency notices were mailed out yesterday. Owners with unpaid assessments will be turned over for attorney collection on March 5, 2018.

**President's Report:** Review of architectural request. The board is interested in a workable compromise regarding owner's request. Will reach out for on-site meeting and discussion.

### 4. Committee Reports

**Social:** Easter egg hunt will be held in early April. Darlene will email details to McNeil to forward to webmaster. Andrew indicated his wife could assist as Darlene will be out of town.

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

**Resolve:** To approve up to \$400.00 for the Easter egg hunt.

**Irrigation:** Butch indicated he would be shortly turning the irrigation back on at the playground.

### 5. Business Items

**Christmas Wreaths Storage:** Andrew indicated he was storing the Christmas wreaths.

**Playground:** Anticipate upgrade to be completed before spring.

**Amenity Improvements-Landscaping:** Sharon walked with landscape contractor and requested more Florida friendly landscaping than previously proposed.

**Tree Encroachment Nature Trail:** During landscape walk with contractor, Sharon discussed area requiring trimming and removal of plants. Manager obtained second proposal. Andrew concerned that stump grinding is not mentioned in proposals and believes bamboo and Brazilian peppers will continue to grow. Sharon discussed approving up to \$7,000 for complete removal. Andrew wants to look at the area before moving forward.

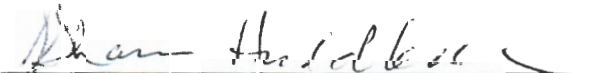
**Broken Mailbox:** Owner submitted photos of broken locking mechanism on his individual box. The Association provides the mailbox cluster unit. Board requested manager respond to owner that it is individual owner's responsibility to handle lock and/or key issues.

**Resident Comments:** Owners indicated commercial vehicles are parked in grass. Manager will drive through community to look for this violation and send a notice. Manager will send letters to owners who have unsightly hedge along 72<sup>nd</sup> Street to remove and replace with sod or bring hedge row back to original condition.

### 6. Adjournment

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

**Resolve:** To adjourn the meeting at 7:40 p.m.

  
Prepared by Manager on behalf of Secretary