

# CRYSTAL LAKES

HOMEOWNERS ASSOCIATION, INC.

## Board of Directors Meeting

March 4, 2021  
Virtual Zoom Meeting  
6:30PM

### Meeting Minutes

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

Sharon Huddleston called the meeting to order at 6:32 p.m. Andrew Peterson and Ed Martini were present, therefore a quorum was established. Jennifer Conti represented McNeil Management Services.

#### 2. Approval of Meeting Minutes

Board reviewed previous meeting minutes.

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

**Resolve:** To waive the reading and approve the meeting minutes as presented.

**Manager Report:** Manager presented the management reports and answered questions.

#### 3. Business Items

**Preservation of the Covenants and Restrictions – MRTA:** Manager presented the annual requirement regarding Florida Statute 720.3032, consideration of Preservation of the Covenants and Restrictions. The Board is required to annually consider the filing of a notice to preserve the covenants / restrictions affecting the community from extinguishment under Marketable Record Title Act (MRTA) at the 30 year mark. Manager indicated that the Association is 16 years old, so preservation is not a pressing concern at this time. The Board will need to have a meaningful conversation with the Association's attorney regarding preservation of the documents when the community comes closer to the 30 year mark.

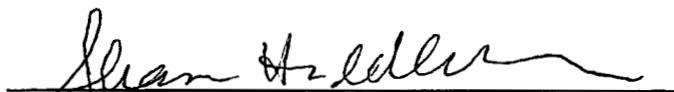
**Basketball Court Upgrade:** Board discussed their options concerning upgrades to the basketball court. Sharon Huddleston will send ideas to the board for discussion.

**Pressure Washing Common Areas:** Board requested a proposal from Gladiator to pressure wash all common areas. Manger will update Board once proposal has been received.

#### 4. Adjournment

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

**Resolve:** To adjourn the meeting at 7:34 p.m.

  
Prepared by Manager on behalf of Secretary