

CRYSTAL LAKES

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting

June 14, 2021

Fellowship Alliance Church

5735 69th Street East • Palmetto, Florida

6:30PM

Meeting Minutes

1. Call to Order-Certifying of Quorum

Ed Martini called the meeting to order at 6:30 p.m. Andrew Peterson and Sharon Huddleston were present, therefore a quorum was established. Signs were posted in the community 48 hours prior to the meeting and a notice was posted to the HOA website.

2. Approval of Meeting Minutes

Sharon Huddleston read aloud the previous meeting minutes from the March 4, 2021 meeting.

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

Resolve: To accept the meeting minutes as read.

3. Business Items

Proposed Lease Amendment: Board discussed a proposal to amend the documents to set restrictions on leasing of homes by new homeowners. The intent of the change would be to deter investors from buying up properties for the sole purpose of perpetually renting out the homes by requiring homes sold after implementation of the change (if approved by a minimum of 100 homeowners) to own the property for a year prior to leasing the home. Details of the proposal will be sent to homeowners in a mailing on June 15, 2021. A special membership meeting will be held on June 29, 2021, to vote on the proposal (including signed proxies received from homeowners).

Irrigation: Dominic gave an update on the recent issues with the irrigation system. Reports of low pressure were due to multiple leaks identified throughout the community over the last month. In addition, the main controller was recently replaced to help improve performance. The system is operating normally now for homeowners. If any issues are noticed, please report them to the management company.

Basketball Court and Playground: The Board will revisit proposals to replace the backboards and nets for the basketball court. There was a report that paint on the flooring of the playground equipment is flaking, the chain link fence needs repairing, and a recommendation was made to add a second trash can by the playground.

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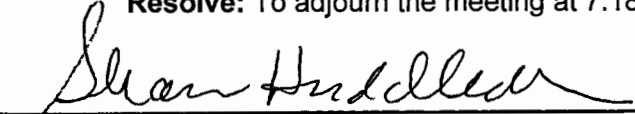
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Pressure Washing Common Areas: Board reported that pressure washing throughout the community was recently completed, including the wall and sidewalks along Buffalo Road as well as community sidewalks throughout the property, the gazebo, and fences around the pump and lift stations.

4. Adjournment

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

Resolve: To adjourn the meeting at 7:18 p.m.



Prepared by Manager on behalf of Secretary