

CRYSTAL LAKES

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting

March 10, 2022

Zoom

Meeting Minutes

1. Call to Order-Certifying of Quorum

Sharon Huddleston called the meeting to order at 6:35 p.m. Ed Martini and Andrew Peterson 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 Martini, second by Sharon Huddleston and carried unanimously.

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

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 17 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.

Gazebo Repair/Replacement: Board discussed replacing the gazebo vs. removing. The board decided to remove the gazebo and replace with two park benches. The board requested bids to remove the damaged sidewalk to the gazebo and replace it with shells/rocks.

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

Resolve: To remove the gazebo and replace with two park benches.

Plants at Pump Station: Board requested bids for trees to be installed at the pump station to match the type and height of the current trees. They prefer to have minimal growth time. Manager will obtain bids from various vendors.

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Proposal from B&B Services of Manatee: Board reviewed the proposal presented to them by B&B Services of Manatee for repairs at pump station.

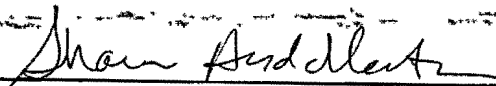
On Motion: Duly made by Sharon Huddleston, second by Ed Martini and carried unanimously.

Resolve: To approve B&B Services to repair the pump per their proposal for \$640.00.

4. Adjournment

On Motion: Duly made by Ed Martini second by Sharon Huddleston and carried unanimously.

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


Prepared by Manager on behalf of Secretary