

CRYSTAL LAKES

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting

March 9, 2023

Zoom

Meeting Minutes

1. Call to Order-Certifying of Quorum

Sharon Huddleston called the meeting to order at 6:31 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 18 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.

Message Board: Board discussed options for a message board at the front of the community. Ed Martini will continue to review options and update board at the June meeting

Landscape Update: Board reviewed the proposal presented to them from their current landscaper for additional landscaping and enhancements at the front of the community. Board requested that Scott provide an itemized list for the work that will be performed before a final decision can be made.

Irrigation Proposals: Board reviewed the proposal for irrigation presented to them from Sprinkler Works. Board will wait to decide once a proposal from IDA has been received.

Adjournment

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

Resolve: To adjourn the meeting at 7:31 p.m.

Approved by Board on 6/8/23

Prepared by Manager on behalf of Secretary