

CRYSTAL LAKES

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting

March 12, 2024

Zoom

Meeting Minutes

1. Call to Order-Certifying of Quorum

The meeting was called to order at 6:33 p.m. Sharon Huddleston, 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 19 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.

Landscape along Buffalo Road: Board discussed options for curb appeal along Buffalo Road. They will meet with J&R Tree Care to discuss their options and determine next step.

Irrigation Update: Dominic provided an update regarding the community irrigation and the action that has been taken by the new irrigation maintenance team. Board approved a line item from estimate #2606 presented to them by Oakley Landscaping for the Hunter NODE Outdoor Controller for \$229.00. Dominic will follow up with the vendor accordingly.

Stump Grinding on Nature Trail: Board discussed the proposal provided to them by J&R Tree Care to grind the 215 remaining stumps from the viburnums that were cut down last summer.

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

Resolve: To approve the proposal from J&R Tree Service for \$2,300.

Irrigation Update: Dominic provided options to the board for consideration on correcting the grading issues at the park/basketball court. Discussion was tabled.

Adjournment

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

Resolve: To adjourn the meeting at 7:44 p.m.

Approved by Board

Prepared by Manager on behalf of Secretary