

# CRYSTAL LAKES

HOMEOWNERS ASSOCIATION, INC.

## Board of Directors Meeting

September 17, 2024

Zoom

### Meeting Minutes

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

The meeting was called to order at 6:30 p.m. Sharon Huddleston 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 Martini, second by Sharon Huddleston and carried unanimously.

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

#### 3. Business Items

**2025 Budget/Assessment:** Board reviewed the 2025 Proposed Budget/Assessment.

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

**Resolve:** To approve the 2025 Budget with the annual assessment at \$625.

**Hurricane Protection Standards:** Board reviewed and discussed the new standards for roof, protection shutters and generators based on the requirements of the Florida Statutes.

**On Motion:** Duly made by Ed Martini second by Sharon Huddleston.

**Resolve:** To approve the hurricane standards as presented.

**Irrigation Update:** Dominic provided an update regarding the community irrigation. The common area sprinklers are doing well. Board asks that owners continue to stick to the posted schedule and report pressure issues to management.

#### Adjournment

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

**Resolve:** To adjourn the meeting at 7:05 p.m.

Approved by Board 12/12/24

Prepared by Manager on behalf of Secretary