

CRYSTAL LAKES

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting

March 11, 2025

Zoom

Meeting Minutes

1. Call to Order-Certifying of Quorum

The meeting was called to order at 6:39 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 Andrew Peterson and carried unanimously.

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

Manager provided a reminder to the board regarding Board Certification Requirements.

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 20 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.

Community Paint List: Board discussed options on the color palette for the community. Additional color options were added. The updated palette will be available on the community website crystallakeshoa.com.

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

Resolve: To approve the additional colors for the community paint palette.

Irrigation Proposal: Dominic provided an update regarding the community irrigation and the requirement to repair the pump. Board reviewed proposal from Oakley Landscaping and approved the work to take place. Dominic will follow up with Oakley.

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

Resolve: To approve the proposal from Oakley Landscaping.

Adjournment

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

Resolve: To adjourn the meeting at 7:21 p.m.

Prepared by Manager on behalf of Secretary