

ALTERRA

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes

March 18, 2019 at 6:30PM

First Baptist Church, South Campus

3309 James Redman Parkway, Plant City, FL 33566

1. Call to Order

Verify Quorum & Timely Notice: The meeting was called to order at 6:33PM. It was determined that a quorum was established with BOD members John McDowell, Amie Dunn, Humberto Palacios and Joshua Hook in attendance and that timely meeting notice had been mailed to all homeowners. Gigi Holmes represented McNeil Management.

Approval on Minutes: Gigi read the minutes from the previous meeting.

On Motion: Duly made by John, second by Humberto and carried unanimously.

Resolve: To approve the February 26, 2019 meeting minutes as presented

2. Management Reports

The monthly financial and management reports were reviewed with no questions.

The BOD discussed the possibility of hiring a different landscape company. Gigi will email them the bids that were gathered in June of 2017 when the Developer was in control of the Association.

3. Old Business

Supplemental Guidelines: Joshua H. will email a draft of the supplemental guidelines that he marked up to the other BOD members for their input. The BOD will continue to work toward creating a final version of the document to present at the next BOD meeting.

Signage at Ponds and Playground: The BOD selected the signs they want to be installed at the ponds and playground. They also agreed that it would be good install a message board near the mailboxes to post meeting notice and other information. Gigi will send them some examples of message boards that would fit the community's needs.

On Motion: Duly made by John, second by Amie and carried unanimously.

Resolve: To approve the purchase and install of two "Warning" and two "No Trespassing" signs at the ponds and one "Playground Rules" sign for the play area.

4. New Business

MRTA: Gigi provided information to the Board regarding consideration of filing notice to preserve the covenants affecting the community from extinguishment under Marketable Record Title Act (MTRA). Manager indicated that because the Association is brand new, preservation is not a pressing concern at this time. The Board will need to be concerned about preservation when the community comes closer to the 25 year mark.

5. Adjournment

Director Comments: The BOD would like to have the tables at the playground anchored to the ground.

On Motion: Duly made by John, second by Joshua H. and carried unanimously.

Resolve: To adjourn the meeting at 7:25PM.