

# ALTERRA

HOMEOWNERS ASSOCIATION, INC.

## **Budget & Board of Directors Meeting September 21, 2020 Immediately following the Special Members Meeting Virtual Zoom Meeting**

### **1. Call to Order**

The meeting was called to order by President, Amie Dunn at 6:33 p.m. It was confirmed that the meeting notice was posted at least 48 hours in advance, and timely notice mailed to all owners on August 28, 2020. Board members Josh Lugo, Humberto Palacios and Adriana McDonald were also present. It was determined that a quorum was established. Jeana Wynja represented McNeil Management.

**Approval of Minutes:** The Board reviewed the prior board meeting minutes dated July 20, 2020.

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

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

**2. Management Reports:** Manager presented financial reports and management reports.

### **3. Old Business Items**

**Landscaping improvements:** Installation to occur soon; manager to follow up with landscaper.

**ADA sidewalk pads:** Installed by City of Plant City. COMPLETED.

**Pressure wash fence near 608 Arbequina:** Quality Pressure Washing informed that brush needs to be cleaned along the field side of the fence in order to complete pressure washing. Manager to communicate with the landscaper.

**Move fence away from ditch to prevent collapse near 608 Arbequina:** The ditch is eroding and causing the fence to collapse. Board determined that issue is not covered under warranty. Manager to reach out to a couple of fence vendors to evaluate and propose next step.

**Common area parking – seal coat and re-striping (proposals):** The Board reviewed two proposals with same scope of work.

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

**Resolve:** To accept the proposal from Parking Lot Services for \$2,226.

**Playground – bench and basketball goal:** Manager to engage handyman to bolt down the bench that has come loose and to sand down and paint the basketball goal post that has been vandalized.

### **5. New Business Items**

**2021 Budget:** Manager indicated that timely notice of the budget meeting was mailed to all owners on August 28, 2020. The Board reviewed the 2021 Budget with no increase to the quarterly assessments, which will remain at \$180 per quarter.

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

**Resolve:** To approve the 2021 Budget as presented.

**Preservation of Covenants & Restrictions:** Manager presented the annual requirement regarding Florida Statute 720.3032, consideration of Preservation of the Covenants and Restrictions. The Board

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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). Manager indicated that the Association is 3 years old so 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.

**Contested ACC – 3141 S. Northview Road (shed installation):** Owner asked to be placed on the agenda, however owner was not present during the Zoom meeting.

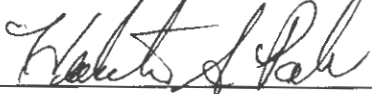
**Manager Comments:** Manager asked board for names of owners serving on the Architectural Committee; Amie indicated that the entire board serves as the Architectural Committee. Manager indicated that contact changes need to occur to the SWFWMD resource permit; manager to send paperwork to Amie to sign and return to our office.

**4. Owners Comments:** Owner commented that one light at the mailbox appears to be on 24/7 and one is off; timer may be malfunctioning; manager to look into. Owner inquired about driveway stain/paint; Board indicated that owner must submit an alteration application.

## Adjournment

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

**Resolve:** To adjourn the meeting at 7:00 p.m.



Prepared by Manager on behalf of Secretary