

ALTERRA

HOMEOWNERS ASSOCIATION, INC.

**Board of Directors Meeting
May 13, 2021
First Baptist Church, South Campus
3309 James Redman Parkway, Plant City, Florida**

1. Call to Order

The meeting was called to order by Director Adriana McDonald at 6:33 p.m. It was determined that timely notice of the meeting was posted. Board member Joshua Hook was also present therefore a quorum was established. Jeana Wynja represented McNeil Management.

Approval of Minutes: Board reviewed the prior board meeting minutes dated February 15, 2021.

On Motion: Duly made by Adriana McDonald, second by Joshua Hook and carried forward.

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

2. Management Reports: Manager presented financial reports and management reports. The Board decided to send a Final Notice to Unit ID #9935. Manager indicated that the newsletter was mailed to all owners on April 1, 2021. Board resignation notice has been received from Humberto Palacios. There are currently 3 board members serving at this time.

3. Old Business Items

Lights at mailbox area: It was determined that the lights belong to the Association. Island Breeze Electrical installed photocells so that the lights will come on automatically at dusk. Island Breeze also identified uses for each of the 3 breakers within the Association.

ADA sidewalk pads: Adriana indicated that item has been completed.

4. New Business Items

Paint Color Palette Book – Sherwin Williams: Manager presented the Board with a sample color palette book (board liked the schemes except for two). Board would also like builder-provided colors incorporated in the new color book. Manager to coordinate with Sherwin Williams to create color book. After book is completed, the color schemes will also be made available on Sherwin Williams website, and linked from the Association's website.

Reserve study: The Board was presented with proposal from Florida Reserve Study, to prepare a reserve study to understand funding of assets when maintenance is needed.

On Motion: Duly made by Adriana McDonald, second by Joshua Hook and carried forward.

Resolve: To accept the proposal as presented.

Social Committee: Owners are interested in forming a Social Committee. Adriana to engage the owners to compile list of committee members, proposed events and potential budget.

On Motion: Duly made by Adriana McDonald, second by Joshua Hook and carried forward.

Resolve: To approve the formation of a Social Committee.

Off-Duty Deputy Patrol: The Board would like off-duty deputy patrol again; manager to coordinate.

Community Yard Sale: Manager to inquire with City of Plant City for a permit.

5. Owners Comments: Owners comments regarding trailers in view and alligator sited. Owners were encouraged to visit the Association's website for Florida Fish & Wildlife alligator hotline.

ALTERRA

HOMEOWNERS ASSOCIATION, INC.

6. Adjournment

On Motion: Duly made by Adriana McDonald, second by Joshua Hook and carried forward.

Resolve: To adjourn the meeting at 7:06 p.m.



Prepared by Manager on behalf of Secretary