

ALTERRA

HOMEOWNERS ASSOCIATION, INC.

**Board of Directors Meeting
March 1, 2022
Via Zoom**

1. Call to Order

The meeting was called to order by President Adriana McDonald at 6:32 p.m. Board members Joshua Hook and Joshua Lugo were also present therefore a quorum was established. It was determined that timely notice of the meeting was posted. Jeana Wynja represented McNeil Management.

Approval of Minutes: The Board reviewed the prior board meeting minutes dated November 15, 2021 (Board & Special Meetings).

On Motion: Duly made by Adriana McDonald, second by Joshua Hook 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. All alteration applications are current. The Board decided to send a Final Notice for Unit ID #'s 9892 and 10001. Manager indicated that the 2022 Assessment Notice, Budget and Board Memo was mailed to all owners on November 30, 2021.

3. Old Business Items - None

4. New Business Items

Light Fixture: Light was repaired; globes need to match. Manager to communicate with electrician.

Spring Newsletter: The Board decided not to send a Spring newsletter.

Preservation of the Covenants and Restrictions: Per Florida Statutes, 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. The Association is 5 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.

5. Owners Comments

Parking Amendment: Owners concerns that the parking amendment did not pass and would like to try again. Manager informed owners/board that 37 yes votes are needed for the amendment to pass. Owner-volunteers stated that they would work towards obtaining the votes needed. The Board agreed to send the Parking Amendment and Proxy again to owners; Special Meeting on May 5, 2022.

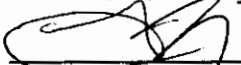
Speed bumps: Owner asked if it was possible to install around the curve; vehicle turned over going too fast around the curve. Josh Lugo informed that the City of Plant City manages placement of speed bumps and it is very costly for the City to install.

Playground: Owner has observed children misbehaving on playground. Owner informed to send an Enforcement Request Form to McNeil Management.

Lease restrictions: Owner inquired about new buyer criteria for renting; owners present were informed of statement by the Association's attorney.

6. Adjournment

On Motion: Duly made by Joshua Lugo, second by Adriana McDonald and carried unanimously.
Resolve: To adjourn the meeting at 7:26 p.m.



Prepared by Manager on behalf of Secretary