

# ALTERRA

HOMEOWNERS ASSOCIATION, INC.

**Budget & Board of Directors Meeting  
July 12, 2023  
First Baptist Church of Plant City  
3309 James Redman Parkway, Plant City, FL 33566**

## 1. Call to Order

The meeting was called to order by Secretary/Treasurer Joshua Hook at 6:30 p.m. Board member Malia Combs was 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 April 13, 2023.

**On Motion:** Duly made by Malia Combs, 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. All alteration applications are current. The Board decided to send a Final Notice for Unit ID # 9949.

## 3. Old Business Items

**SWFWMD Permit:** Inspection information has been submitted to SWFWMD by CES Engineering.

## 4. New Business Items

**2024 Budget:** Manager stated that the Budget notice/postcard was mailed to all owners on June 26, 2023. The Board reviewed the proposed 2024 budget and decided to increase assessments by \$10 per quarter, making the new quarterly assessment amount \$210.

**On Motion:** Duly made by Malia Combs, second by Joshua Hook and carried forward.

**Resolve:** To approve the 2024 budget and approve the assessment amount of \$210 per quarter.

**Florida Statutes:** As of October 1, 2023, the Board Meeting Agenda will need to be posted in the community at least 48 hours prior to the meeting.

**Message Board:** The Board approved the purchase of a dry-erase message board.

**Neighborhood Watch:** The Board discussed forming a Neighborhood Watch committee.

**5. Owners Comments:** The Board addressed a concern received via email from an owner. Inquiry regarding security signs/cameras. Owner concern regarding water smell at her home; encouraged the owner ask a professional for advice. Joshua informed that some corrective tree pruning will need to occur soon. Concerns expressed regarding the parking amendment. Towing sign is faded; manager will reach out to the towing company to replace with a better sign.

## 6. Adjournment

**On Motion:** Duly made by Joshua Hook, second by Malia Combs and carried forward.

**Resolve:** To adjourn the meeting at 7:25 p.m.

APPROVED BY THE BOARD OF DIRECTORS 12/04/2023

Prepared by Manager on behalf of Secretary