

ALTERRA

HOMEOWNERS ASSOCIATION, INC.

**Board of Directors Meeting
December 4, 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 President Adriana McDonald at 6:38 p.m. Board members Josh Hook and 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 July 13, 2023.

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.

Officer Positions: The Board will continue in their current positions: Adriana McDonald, President; Malia Combs, Vice President; and Josh Hook, Treasurer/Secretary.

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 9900 and 9974. The 2024 assessment notice was mailed to all homeowners on November 30, 2023.

3. Old Business Items

New towing signs: Determined that only 1 sign is needed. Manager to engage another towing company in the area for service.

Deputy services: The Board would like to renew deputy services; manager to coordinate.

4. New Business Items

Preservation of Covenants & Restrictions: Per Florida Statutes, the Board is required to 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. At this moment, preservation is not pressing.

Holiday lights: Josh Hook is currently storing the lights and will take an inventory.

Parking: Discussion occurred with Board and homeowners present to amend the Parking section in Declaration. Eliminate weight limit for commercial vehicles, and to allow as long as the commercial vehicle fits in the driveway. To allow boats for loading/unloading purposes only up to 72 hours in the community; boats should not park parallel to each other on opposite sides of the road; emergency vehicles need to have enough room to pass sufficiently. No parking on grass at any time.

Landscaping: New sod installed. Playground mulch will be installed.

5. Owners Comments: Owners discussed vandalism in community, mischievous children, parking.

6. Adjournment

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

Resolve: To adjourn the meeting at 7:50 p.m.

Approved at the March 4th, 2024 Board of Directors Meeting

Prepared by Manager on behalf of Secretary