

MCHOA Board Meeting February 26, 2023

Meeting Minutes

1. Call meeting to order

a. Meeting called to order at 3:34

b. Present

- i. Tina Battistini, President
- ii. Walter Lundeliusii, Vice President
- iii. Lisa Maier, Secretary
- iv. Aidan Noonan, Treasurer
- v. Linda Cutting, Member-at-large
- vi. Jim Watts, Member

2. Member concerns re: Notice of Violation Letters

a. Board heard concerns from Jim Watts, 1653 Clover Circle re: recent notice of violation letter sent from HOA

- i. Expressed concern re: need to remove fence and trees within drainage easement, or be charged by the HOA to do so. Fence was existing when moved in 20 years ago and replaced in 2021. New fence was approved by HOA Architectural Committee (which existed at the time) and permitted through the City.
- ii. After receiving the letter Jim spoke with Deputy Building Official, provided a copy of permit and survey from original purchase. Documentation was reviewed and expressed that the

homeowner was in compliance with City requirements. Jim inquired about what would happen if the City needed to get to pond, and was told that the City would remove and try to put the fence back up, and would not be charged.

- iii. Walter expressed that the City's Planning says something different. He stated that in his discussions with Planning any structures within an easement need to be temporary, and cannot build permanent structure into the easement (e.g., fences). City will remove structure and it will not be replaced.
- iv. Walter explained that in 2021 it was brought to the Board's attention that the pond has been out of compliance for 30 years and would need to be brought back into compliance or the state would place liens on ALL homes in the community.
- v. St. John's River Water Management District is the State agency handling the issue.
- vi. Jim also inquired about the cost of removal for trees within the easement, and who would be responsible? Board explained that if the equipment can get through the easement without the removal of trees, no trees would need to be removed. Ultimately, the cost of

removal would be factored into the work done by the contractor.

b. Recent emails received

- i. Board discussed emails received in the HOA email and confirmed all emails have been responded to.

c. Discussed other concerns from members re: issues in the community

3. March Board meeting scheduling

- a. Standing meeting scheduled for third Thursday of the month, next meeting will be March 16th, however if needed additional meetings will be scheduled in compliance with Florida statute.

4. Realtors re: issuance of HOA covenants and bylaws

- a. Discussed need to ensure this is happening

5. City officials

- a. Need to requesting attendance for the member meeting re: Special Assessment for Pond

6. Bills

- a. Discussed setting up Zelle to pay water to avoid 2.25 fee for phone payments
- b. Discussed reimbursement process
- c. Tina motioned to approve reimbursement of \$16.04 for black filing box purchased by Linda for the Treasurers records.
 - i. Walter 2nd
 - ii. All approved

7. HOA Fees

- a. Discussion re: next steps for members who haven't paid 2023 dues, approximately 30 homes, Aidan will be drafting a letter for approval at the next Board meeting.
- b. Discussion re: unpaid dues for 2022, about 10 members, no letters of delinquency were sent last year, members will be contacted and late fees will be assessed.
- c. Homeowners delinquent 3 yrs+, there are a couple members who are 3 or more years delinquent on dues. Board will discuss next steps.

8. Other Business

- a. Tree removal for dying tree within HOA pond easement
 - i. Motion made by Aidan to pay for tree removal of dying tree behind 1679 Clover Circle, if confirmed to be within HOA easement.

Tina 2nd

All approved

9. Meeting Adjourned @ 5:22

Tina motion to adjourn meeting

- a. Lisa 2nd
- b. All approved