

**MCHOA Board Meeting**

## Meeting Minutes

02 October 2024, 6:30 pm

1. Call Meeting to Order (Adam)
  - a. Meeting called to order at 6:30 pm
  - b. Board Members in attendance
    - i. Adam Martelon, President
    - ii. Maria Rivera, Treasurer & Secretary
  - c. Homeowners in attendance
    - i. Niki Taylor, Lance Johnson and Linda Cutting
2. Community update since last HOA meeting on 04 September 2024 (Adam)
  - a. Common Area Tree
    - i. Photos shared from the pruning work that took place on the East end of the retention pond that can be seen in the Zoom recording. Overall cost was \$1500 for that effort.
  - b. Retention Pond Updates
    - i. The HOA Board talked to St Johns Water and found out that there is a two year engineering report due in April of 2025 and that the optional yearly engineering report from the City of Melbourne is not being prioritized by the city.
  - c. Sidewalk work was completed by the City of Melbourne and photos can be seen in the recording.
  - d. Commercial Vehicle Parking
    - i. HOA has received complaints about commercial vehicles being parked in the street. The board looked into this and found that the HOA cannot prevent members of the community from parking a commercial vehicle in their driveway but that city/county ordinances would need to be enforced by code enforcement directly when it comes to the street. Further clarity from city/county code enforcement will have to be provided before moving forward.
  - e. HOA Insurance Renewal for 2025
    - i. Insurance payment for 2025 was due at the end of September and can be seen in the recording. In addition if homeowners would like to see that policy please email the HOA Board.
    - ii. Does not include a wind mitigation policy on the exterior fence.
3. Financial Update (Maria)
  - a. September Financial update provided and can be heard in depth on the recording (Maria)

- i. Primary expenses for the month were for East Coast Arbor for the tree pruning, Cross Creek for monthly pond maintenance and lawn care.
4. ACC Community Updates & Changes (Adam)
  - a. All ACC requests are up to date. No updates.
  - b. ACC requests are still valid and are necessary to maintain reasonable aesthetics in the community but will never interfere with a homeowner trying to make improvements to their home especially when it comes to hurricane preparation.
  - c. Community member asked about ACC requests and the HOA Board ensured them that ACC forms are not to be used as a blocker and that they should submit them if they have any sort of doubt about needing them. It also came up that lots of contractors will want to see that the HOA has approved the requests before they start any work.
5. Meeting Minutes approved from the 04 September 2024 meeting. (Maria motions to approve, seconded by Adam)
6. Q&A/Community Concerns (Adam)
  - a. Private secure portal concern for HOA and Community Documents was brought up by Linda Cutting. The HOA Board has been giving homeowners access to requested documents via Google Drive or email. The Board encourages community members to email regarding any documentation they would like to see and in addition the Board will look into additional options to further satisfy this need.
7. Meeting adjourned at 7:13 pm (Adam)
  - a. Adam motions to adjourn the meeting, Maria seconded, all approved.

### [Zoom Recording](https://us06web.zoom.us/rec/share/hesgjP55fZtMeNwEnEeQGHJ8S9OMTiKXlWWsNSkw5yGpmuMFLPK7gV5JJGqd8lox.4OADjxYS9Xk4fR91)

<https://us06web.zoom.us/rec/share/hesgjP55fZtMeNwEnEeQGHJ8S9OMTiKXlWWsNSkw5yGpmuMFLPK7gV5JJGqd8lox.4OADjxYS9Xk4fR91>

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