

MCHOA Board Meeting

Meeting Minutes

04 September 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. Peter Flores, Vice President
 - iii. Maria Rivera, Treasurer & Secretary
 - iv. Tim Wallace, Member at Large
 - c. Homeowners in attendance
 - i. Linda Cutting
2. Community update since last HOA meeting on 07 August 2024 (Adam)
 - a. Entrance Irrigation & Landscaping Update
 - i. N/A - Covered in last meeting
 - b. Common Area Tree Maintenance Update
 - i. Received 4 different estimates (called 6) for common area trees at the retention pond. Initially we were looking to do a full pruning of the ficus at the East end of the pond and also some of the pine trees on the North side of the bank but scoped the work back to just the ficus due to the immediate need and cost.
 - ii. Final estimate (\$1500) from East Coast Arbor for a full pruning and waste removal can be seen in the recording and other quotes can be sent on request.
 - c. Retention Pond Updates
 - i. Contacted the city of Melbourne due to concerns regarding an annual engineering report and the HOA was told that the City of Melbourne is not prioritizing these reports at this time and that they are not an annual mandatory requirement.
 - d. Commercial Vehicle Parking
 - i. Working on addressing this issue by sending out letters to homeowners in violation.
 - ii. Linda Cutting brought up some concerns regarding changes to 720 (commercial vehicles) and a Florida House Bill (changes to houses for hurricane improvements not being able to be denied by the ACC) The HOA Board assured her that the changes to 720 were only applicable to commercial vehicles parked in driveways and that commercial vehicles in the street can still be enforced. It was also stated that ACC requests are still relevant and that the ACC will not be denying homeowners from making necessary improvements

- for hurricane preparation but that the ACC forms are to ensure consistency across the neighborhood from an aesthetic perspective (preventing pink roofs etc.)
- e. HOA Insurance Renewal
 - i. Quote can be seen on the recording. Total cost for 2024-2025 yearly premium \$3,076.33.
 3. Financial Update (Maria)
 - a. August Financial update provided and can be heard in depth on the recording (Maria)
 - i. Primary expenses for the month were for Cross Creek and lawn maintenance.
 4. ACC Community Updates & Changes (Peter)
 - a. All ACC requests are up to date. No updates.
 5. Meeting Minutes approved from the 07 August 2024 meeting. (Maria approve, seconded by Tim)
 6. Q&A/Community Concerns (Adam)
 - a. Seems like there have been a lot of packages going missing and the HOA will reach out to impacted homeowners to see where the issue may be occurring and what can be done to resolve the issue.
 7. Meeting adjourned at 6:57 pm (Adam)
 - a. Adam & Maria motion to adjourn the meeting, Tim second, all approved.

[Zoom Recording](https://us06web.zoom.us/rec/share/V3bjJvg2yEVG5apZPoTVWnt7TtYBMZPB9aJ4Hb-LG9IJHisSLGvME8uEtaMjjwqf.9CJjvfdn9m1LtYVz?startTime=1725488872000)

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