

MCHOA Board Meeting

Meeting Minutes

06 November 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
 - iii. Peter Flores, Vice President
 - iv. Tim Wallace, Member at Large
 - c. Homeowners in attendance
 - i. Linda Cutting
2. Community update since last HOA meeting on 02 October 2024 (Adam)
 - a. Common Area Tree after Hurricane Milton
 - i. Tree that had partially fallen needed to be quickly removed at a cost of \$800 (East Coast Arbor). The tree and what the HOA did to cordon off the potentially dangerous area under the tree before removal can be seen in the Zoom recording.
 - ii. As a side note the pond and water levels are looking good even after the Hurricane and that can be seen in the recording as well.
 - b. Waste Management
 - i. There are still a lot of debris piles on the side of the road in the community from hurricane Milton. The HOA contacted Waste Management (city) and they are very backed up but they will be getting around to it soon as they work through the city.
3. Financial Update (Maria)
 - a. October Financial update provided and can be heard in depth on the recording
 - i. Primary expenses for the month were for East Coast Arbor for the emergency tree removal, 2025 insurance cost, Cross Creek for monthly pond maintenance and monthly lawn care.
 - b. End of year Budget estimate can be seen in depth on the recording but it appears that we will be ending the year with above \$5000 in the bank account. This is an estimate and does not include unexpected expenses or income from homes being sold/estoppels.
4. ACC Community Updates & Changes (Peter)
 - a. All ACC requests are up to date. No updates.
 - b. The ACC is going to have conversations with homeowners that appear to be starting work or are in the process of doing work to drop off ACC forms and educate folks on the process and reasoning for ACC forms.

5. End of Year Preparations (Adam)
 - a. 2025 HOA Board of Directors Elections
 - i. Notices of intent and election information has been posted on the website and also by the mailboxes. Due date for Notices of Intent will be 4 December 2024 at 7pm ET.
 - ii. If there are less than 6 notices of intent to be a 2025 Board Member there will not be a formal election that takes place
 - b. Annual Member Meeting
 - i. Tuesday January 14th at 7 PM at the Northside Presbyterian Church.
 - c. Financial Plan
 - i. The financial update for 2024 will be presented at the annual members meeting for the past year to go over what the HOA has spent the community's funds on.
 - d. 2025 Dues
 - i. Notice will be mailed out in December to be paid between the first and 31st of January 2025 with much more information in the notice. 2025 Dues will be late as of the first of February 2025.
6. Website Update (Adam)
 - a. The HOA will be upgrading our Weebly account for the website in order to allow for a password protected portion for specific information that should not be public but should be available to homeowners. This is to include quotes from companies and insurance information as examples. This password protected area would be for property owners only.
7. Meeting Minutes approved from the 02 October 2024 meeting. (Adam motions to approve, seconded by Peter and Maria)
8. Q&A/Community Concerns (Adam)
 - a. N/A
9. Meeting adjourned at 6:56 pm (Adam)
 - a. Maria motions to adjourn the meeting, Peter seconded, all approved.

Zoom Recording

https://us06web.zoom.us/rec/share/Tu3PuKOQjnZN-rX_G3vBUtRi4yzt7TpKl1qFhNjq9Ukb9PosDfzTBaCZ4C2do73m.qPjTg_ttBqTnGbwD

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