

MCHOA Board Meeting

Meeting Minutes

10 July 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
 - c. Homeowners in attendance
 - i. Unknown Phone Number (requested email from the unknown number)
2. Community update since last HOA meeting on 05 June 2024 (Adam)
 - a. Pond: Most of the algae has cleared and Cross Creek responded to our feedback. Looking into grass carp for the pond.
 - b. Entrance Irrigation: Taken care of by Brevard Sprinkler over two separate visits and needing to have the city turn the valves on above our irrigation system. Being watered 3 times a week will increase the water bill but will make the intrances look much nicer and open up the opportunity to plan new things. Two new timers, sprinkler heads and a valve were installed to get the irrigation up and running. HOA will also be looking at having the irrigation checked on a regular basis to make sure that the system is in good working order.
 - c. Exterior Fence Update: Identified that boards needed to be replaced or screwed in. HOA purchased 50 new boards and screws to fix the exterior fence and Tim, Adam and Julio spent time working on the Stuart fence. The volunteers made it half way down the line before running out of boards and plan on doing the rest in the coming weeks. The new boards look different and the HOA will explore options (paint or pressure wash) to make the fence look more uniform but the fence is secure and not a safety concern for the homeowners.
 - d. Overgrown Yard: Called out as an eyesore/concern by community members. Discussed remediation plans with the homeowner and Maria, Julio and Adam cleaned up the sidewalk to ensure that it was not a safety concern. Homeowner has since cleaned the remainder of the overgrowth and is on track to maintain the yard.
 - e. Entrance Cleaning: Shout out to Wayne who asked what he could do to assist the community and took the time to clean up the entrance signs.
3. Financial Update (Maria)

- a. June Financial update provided and can be heard in depth on the recording (Maria)
- b. 174/180 annual assessments collected at the time of meeting.
4. ACC Community Updates & Changes (Maria & Peter)
 - a. Issue regarding excessive parking on the corners of the community is with the city of Melbourne and they will be getting back to the HOA with options.
 - b. Vehicle parked for long periods of time has been addressed to the best of the HOAs ability but is not illegally parked and is properly tagged.
 - i. ACC addressed by calling Code enforcement
 - c. All ACC requests have been reviewed and returned to homeowners as of the meeting.
5. Meeting Minutes approved from the 05 June 2024 meeting. (Maria approve, seconded by Peter)
6. Q&A/Community Concerns (Adam)
 - a. Pickup of yard waste and tree branches being picked up is backlogged by waste management due to issues with the volume of requests.
 - b. Roof replacements need to be approved by the ACC, homeowners are required to do so before work begins. Request that the ACC chat with homeowners that are making changes to the exterior of their homes. MCHOA will also update the homepage of the website to reflect the need to do ACC requests.
7. Meeting adjourned at 7:02 pm (Adam)
 - a. Adam & Maria motion to adjourn the meeting, Peter second, all approved.

[Zoom Recording](https://us06web.zoom.us/rec/share/QDIT4al_G84yyypm1FYd7ekqqmY2aK9i4d7aS7ctRsFFtY484fMxbzqT7wi4D--fu.twMbHhK1tPVX449f)

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