

# MCHOA Board Meeting

## Meeting Minutes

March 16, 2023, 6:30pm at 1425 Brook Drive

1. Call meeting to order (Tina)
  - a. Meeting called to order at 6:40
  - b. In attendance
    - i. Tina Battisini, President
    - ii. Walter Lundeliusii, Vice President (Zoom)
    - iii. Aidan Noonan, Treasurer
    - iv. Lisa Maier, Secretary
    - v. Linda Cutting, Member at large (Zoom)
2. Approve Minutes from Board Meetings (Lisa)
  - a. February 9, 2023
  - b. February 26,2023
    - i. Tina motions to approve meeting minutes from February 9th and February 26th, Aidan seconds, all approved
3. Pond updates (Walter)
  - a. Updated estimates
    - i. Pipe cleaning
      1. All South, estimate for entire north side, can do job all in one day, pipe going into pond is underwater, if they can get into pipe opening at chest level don't need dive team, clear primary pipe, total on

estimate doesn't include the approx.  
Should be able to do it in one and and  
with one truck, 3k for dive team, include  
dive team and add 10% contingency.  
Will ask them to do overtime vs second  
day of work, we need to request this  
estimate by honored for 90 days.

2. Cloud 9, estimate provided worst-case scenario, includes a weekly rate, but not likely to need a week of labor, the hour rate is billed at 30 hours.
3. Prefer the All South estimate
4. Cross Creek does not provide this service
5. Walter makes motion to All South Underground and sign contract to secure estimate and 2nd Tina, all approved

ii. Reevaluation of quotes for restoration work

1. Solitude dropped 2k, but still more expensive overall
2. Cross Creek stayed same
3. Walter makes motion to accept Cross Creek estimate, Tina seconds, all approved

b. Date for homeowners' special assessment meeting

- i. Attendance at Special Assessment meeting

1. Representative from St. John's River
  - a. Most important to have the State rep present, Walter to reach out get three dates representative can be available in May
2. Representative from Cross Creek
  - a. Would like to have a rep from the company, however, the Board discussed it is most important to have State rep, will get dates from State rep first, then invite Cross Creek rep.
3. Representative from City to discuss easements
  - a. Board discussed having this representative join for the next Board meeting April 20 via Zoom, so all members on pond easements can discuss requirements
  - b. Walter will reach out to City
  - ii. Letter to homeowners' regarding pond
    1. Lisa to draft letter for Board approval
4. Current pond maintenance (Lisa)
  - a. Approval of draft letter of cancellation
  - b. Aidan motion, Tina second, all approved
  - c. Will send by email and by post
5. Treasurer Report (Aidan)

- a. Letters to homeowners re: past due dues
    - i. Approximately 35 homeowners
    - ii. Aidan motions to draft a separate letter for homeowners who have not yet paid past due HOA dues, Tina seconds, all approved
  - b. HOA dues, lost checks, some homes were marked as paid, but their checks were never cashed, these homeowners are providing new check and will not be assessed a late fee
  - c. Bank account is under 12k after payment for tree removal, will send updated spreadsheet
  - d. Walter motions to approve the Treasurer's report, Tina seconds, all approved
6. Community concerns (All)
- a. Concerns regarding the special assessment
    - i. Message to the community is that the Board is addressing and the community will be notified and a meeting will be held in the coming months.
7. Update on status of potholes (Tina)
- a. Potholes have been filled
8. Update Easter egg hunt (Linda)
- a. 25 kids participating cut off age 8, and 17 houses hiding, cut off this weekend to participate
  - b. April 1st, starting/ending spot at Linda's house, meet back to count eggs, most eggs get baskets
  - c. Lisa to put together two gift baskets as large prizes

- d. Suggest having smaller prizes like bubbles, pales, stickers, etc.
- 9. Other business (All)
  - a. Resignations
    - i. Aiden, Treasurer, effective immediately 3/16/23
    - ii. Lisa, Secretary, effective April 1, 2023
    - iii. Tina, President, effective May 1, 2023
  - b. Aidan, Lisa, and Tina request removal of names from Sunbiz profile
  - c. Aidan and Tina request removal from bank accounts
- 10. Meeting adjourned (Tina)
  - a. Tina motions to adjourn the meeting, Aidan seconds, all approved

Attachments:

Pond Estimates Pipe Cleaning (All South Underground, Cloud 9)

Pond Estimates Restorations (Cross Creek, Solitude)

Letters of Resignation (Aidan Noonan, Lisa Maier, Tina Battisini)