

**Mabury Ranch Homeowners Association  
Board of Directors Meeting  
May 21, 2020**

**MEETING NOTICE & AGENDA**

NOTICE OF MEETING: The next Board of Directors Meeting for Mabury Ranch Homeowners Association will be held on May 21, 2020. The Meeting will be called to order at 12:00 p.m. via Zoom due to Covid-19.

**Zoom Info.**

**Meeting ID: 868 2967 3634**

**Password: 120931**

- I. Call to Order Executive Session – 12:00 p.m.**
- II. Executive Session**
  - A. Approval of Agenda**
  - B. Approval of Meeting Minutes**
    1. February 25, 2020 Executive Session Meeting Minutes
  - C. Member Discipline & Enforcement of Governing Documents**
    1. Violation status report
    2. Violation list to Board
  - D. General Business**
    1. Email from James Peterson
    2. 5922 E. Bryce Ave. landscape
  - E. Payment of Assessment and Delinquency Accounts**
    1. Outstanding list
    2. Homeowners request to have NSF charge waived
    3. Homeowners request to have HOA fees
- III. Adjournment**
- IV. Call to Order General Session – 12:15 p.m.**
- V. Approval of Agenda**
- VI. Homeowner Forum**

*3 minutes per member, not to exceed 30 minutes total per Davis-Stirling Act. The HOA CANNOT exceed a total of 30 minutes on Homeowner Forum or the Board will not have sufficient time to review the business of the Association in the allotted two-hour meeting. Thank you in advance for your cooperation.*

  1. Email correspondence
- VII. Milan Update**
- VIII. Old Business**
  1. Drafted Election Rules submitted by The Judge Law Firm and feedback from The Judge Law Firm on material presented by Legal Committee
  2. Proposals submitted by HOA Election Experts LLC, The Ballot Box, Informative Election Services, Correct Elect, LLC. for Inspector of Election Services
- IX. Approval of Meeting Minutes**
  1. February 25, 2020 General Session Meeting Minutes
- X. Financials**
  1. Financial reports for the period ending February 29, 2020
  2. Financial reports for the period ending March 31, 2020
  3. CD and Money Market Account options
  4. Water consumption spreadsheet
  5. Approval of May check run
  6. Revised charter
  7. Ratify approval of December 31, 2019 drafted audit submitted by VanDerPol & Company
  8. Proposal submitted by Reserve Data Analysis for reserve study

**XI. Architectural Committee**

1. Architectural review status report

**XII. Landscape Committee**

1. Quarterly report submitted by Tropical Plaza Nursery, Inc.
2. TPMS, Inc.'s landscape report/scope of work
3. Appointment of landscape liaison
4. Proposals submitted by Tree Pros, Inc., Treeco Arborist, and Brightview for tree and landscape removal at all entry corner planters
5. Proposals submitted by Tree Pros, Inc., Treeco Arborist, and Brightview for removal of eucalyptus tree between Serrano and Teton on Yellowstone Blvd.
6. Proposals submitted by the Tropical Plaza Nursery, Inc. for the following work:
  - a. Ratify material increases
  - b. Ratify turf fertilization, broad leaf weed control, and aeration throughout community
  - c. Ratify replacement of backflow on Orange Park Blvd.
  - d. Conversion of riser head irrigation to drip irrigation on Orange Park Blvd. west side
  - e. Conversion of riser head irrigation to drip irrigation on Orange Park Blvd. east side Smokey to Lake Mead
  - f. Conversion of riser head irrigation to drip irrigation on Orange Park Blvd. east side
  - g. Conversion of riser head irrigation to drip irrigation on Yellowstone Blvd. east side to corner of Teton Ave.
  - h. Conversion of riser head irrigation to drip irrigation on Yellowstone Blvd. west side to corner of Teton Ave.
  - i. Fertilize all landscaped areas on Serrano Ave.
  - j. Mulch Serrano Ave. parkway and center medians
7. Clarification to landscape committees annual spending of \$3,000.00
8. Annual pre-emergent, fertilization, and aeration without approval
9. Landscape matrix discussion
10. Committee list submitted by committee chair
11. Discussion and review of Nick Lall's landscape feedback

**XIII. General Business**

**XIV. Maintenance Committee**

1. Resignation of committee member

**XV. Social Committee/ Welcome Committee**

1. Drafted charter submitted by committee chair
2. Resignation of committee member

**XVI. Neighborhood Watch**

1. Drafted charter submitted by committee chair

**XVII. Environmental Committee**

**XVIII. Legal Committee**

**XIX. New Business**

**XX. Adjournment**