

**Mabury Ranch Homeowners Association  
Board of Directors Meeting  
April 27, 2021**

**MEETING NOTICE & AGENDA**

NOTICE OF MEETING: The next Board of Directors Meeting for Mabury Ranch Homeowners Association will be held on Tuesday, April 27, 2021. The Meeting will be called to order at 6:30 p.m. via Zoom due to Covid-19.

**ZOOM INFO:**

**Meeting ID: 880 0932 7595**

**Passcode: 073881**

**Phone: 1-669- 900-9128**

- I. Call to Order Executive Session – 6:30 p.m.**
- II. Executive Session**
  - A. Approval of Agenda**
  - B. Approval of Meeting Minutes**
    - 1. March 23, 2021 Executive Session Meeting Minutes
  - C. Member Discipline & Enforcement of Governing Documents**
    - 1. Violation status report
    - 2. Violation list to Board
  - D. General Business**
    - 1. Correspondence submitted by SwedelsonGottlieb regarding participation in the covenant and discussion surrounding this matter
    - 2. Drafted covenant submitted by SwedelsonGottlieb
    - 3. Proposals submitted by Toal Engineering, Inc., Case Land Surveying, Inc., and Du Mont Engineering for surveyor services
    - 4. Potential litigation
  - E. Payment of Assessment and Delinquency Accounts**
    - 1. Outstanding list
- III. Adjournment**
- IV. Call to Order General Session – 7:00 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.*
- VII. Approval of Meeting Minutes**
  - 1. March 23, 2021 General Session Meeting Minutes
- VIII. Financials**
  - 1. Financial reports for the period ending March 31, 2021
  - 2. Approval of the April check run
  - 3. Proposed reserve reallocation
  - 4. December 31, 2020 fiscal year end draft audit submitted by VanDerPol and Company
  - 5. Proposal submitted by Reserve Data Analysis for a reserve study
- IX. Architectural**
  - 1. Architectural review status report
  - 2. Proposal submitted by SwedelsonGottlieb for opinions on questions formulated by the Committee and Board
  - 3. Addition of black and white as an approved color scheme discussion
- X. Landscape**
  - 1. January-March 2021 quarterly report submitted by Tropical Plaza
  - 2. Proposal submitted by Tropical Plaza for to relocate sprinklers in the upper east greenbelt
  - 3. Proposal submitted by Brightview Tree Care Services for tree mapping services
  - 4. Proposal submitted by Tropical Plaza to install the no dumping sign and proposal submitted by Fast Signs for no dumping sign at the east greenbelt
  - 5. Proposal submitted by Tropical Plaza to remove and reinstall the existing sign at the east greenbelt
  - 6. Negotiating committee formation/update
  - 7. Feedback submitted by the Landscape Committee regarding the landscape maintenance specifications
- XI. General Business**
  - 1. Facebook parameter and Facebook name availability discussion
  - 2. Email uniformity discussion
- XII. Committee Reports (if needed)**
- XIII. New Business**
- XIV. Adjournment**