

**Mabury Ranch Homeowners Association
Board of Directors Meeting
May 25, 2021**

MEETING NOTICE & AGENDA

NOTICE OF MEETING: The next Board of Directors Meeting for Mabury Ranch Homeowners Association will be held on Tuesday, May 25, 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. April 27, 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 and claims discussion
 - 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. April 27, 2021 General Session Meeting Minutes
- VIII. **Financials**
 1. Financial reports for the period ending April 30, 2021
 2. Approval of the May check run
 3. Proposed reserve reallocation
 4. Water consumption spreadsheet
 5. Proposal submitted by Reserve Data Analysis for a reserve study
- IX. **Architectural**
 1. Architectural review status report
- X. **Landscape**
 1. April 23, 2021 walkthrough report submitted by Tropical Plaza
 2. Proposal submitted by Tropical Plaza for to relocate sprinklers in the upper east greenbelt
 3. 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
 4. Proposal submitted by Tropical Plaza to remove and reinstall the existing sign at the east greenbelt
 5. Proposal submitted by Tropical Plaza to remove a fallen tree in the west greenbelt
 6. Proposal submitted by Tropical Plaza to remove a dead tree in the east greenbelt
 7. Proposal submitted by Tropical Plaza to separate the grass from the monument plants at each entrance
 8. Proposal submitted by Brightview Tree Care Services for tree mapping services
 9. Negotiating Committee update
- XI. **General Business**
- XII. **Committee Reports (if needed)**
- XIII. **New Business**
- XIV. **Adjournment**