

**Mabury Ranch Homeowners Association
Board of Directors Meeting
JULY 26, 2022
MEETING NOTICE & AGENDA**

NOTICE OF MEETING: The next Board of Directors Meeting for Mabury Ranch Homeowners Association will be held on Tuesday, July 26, 2022. The Meeting will be called to order at 6:30 p.m. at the HOA Stage Area.

****Homeowners will only be able to speak during homeowner forum unless otherwise approved by the Board of Directors****

- I. **Call to Order Executive Session – 6:30 p.m.**
- II. **Executive Session**
 - A. **Approval of Agenda**
 - B. **Approval of Meeting Minutes**
 1. June 28, 2022 Executive Session Meeting Minutes
 - C. **Member Discipline & Enforcement of Governing Documents**
 1. Violation status report
 2. Violation list to Board
 - D. **General Business**
 1. Potential litigation and claims discussion
 - E. **Payment of Assessment and Delinquency Accounts**
 1. Outstanding list
 2. Account letters
- 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. **Meeting with Peterson's Tree Works, Inc.**
 1. Proposals submitted by Peterson's Tree Works, Inc. for tree trimming and tree removals
 2. Proposals submitted by Peterson's Tree Works, Inc. for monthly tree trimming programs
 3. Proposals submitted by Peterson's Tree Works, Inc. for trimming of the palms at the Orange Park Blvd. and Mabury curve
 4. Correspondence submitted by Peterson's Tree Works, Inc. for the median trees on Yellowstone
 5. Tree trimming
- VIII. **Approval of Meeting Minutes**
 1. June 28, 2022 General Session Meeting Minutes
- IX. **Financials**
 1. Financial reports for the period ending June 30, 2022
 2. Approval of the July check run
 3. Investing in Money Market or Certificate of Deposits
- X. **Architectural**
 1. Architectural review status report
- XI. **Landscape**
 1. Quarterly report submitted by Tropical Plaza Nursery, Inc.
 2. Walk report submitted by Tropical Plaza Nursery, Inc.
 3. Proposal submitted by Tropical Plaza Nursery, Inc. for removal of stump in the east greenbelt
 4. Corner planter renovation update
- XII. **General Business**
 1. Proposal submitted by Richardson Ober DeNichilo for legal services and assessment collection services
 2. Proposals submitted by Peak Lighting & Electric, Inc. and Tyler Lighting to refurbish the lighting along the emergency access lane
 3. Proposals submitted by Premier Commercial Painting, Inc. 1st Street Painting, and Precision Painting for wall painting
 4. Use of HOA greenbelts
 5. Code of Ethics Policy
- XIII. **Committee Reports**
- XIV. **New Business**
- XV. **Adjournment**