

Mabury Ranch Homeowners Association
Board of Directors Meeting
July 28, 2026
Meeting ID: 863 4709 1825
Passcode: 219692
Phone: 1-669-900-9128

MEETING NOTICE & AGENDA

NOTICE OF MEETING: The next Board of Directors Meeting for Mabury Ranch Homeowners Association will be held on July 28, 2026.
The Meeting will be called to order at 6:00 p.m. via Zoom.

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

- I. Executive Session – 6:00 p.m.**
 - A. Approval of Agenda**
 - B. Hearings**
 - C. Approval of Meeting Minutes**
 1. June 23, 2026, Executive Session Meeting Minutes
 2. July 16, 2026, Special Executive Session Meeting Minutes
 3. July 20, 2026, Special Executive Session Meeting Minutes
 - D. General Business**
 1. Legal matters
 - E. Member Discipline & Enforcement of Governing Documents**
 1. Violation status report
 - F. Payment of Assessment and Delinquency Accounts**
 1. Outstanding list
 - G. Adjournment**
- II. Call to Order General Session – 6:30 p.m.**
- III. Approval of Agenda**
- IV. 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. Correspondence
- V. Consent Calendar**
 1. June 23, 2026, General Session Meeting Minutes
 2. July 16, 2026, Special General Session Meeting Minutes
 3. July 20, 2026, Special General Session Meeting Minutes
 4. Approval of the June 2026 check run
 5. Architectural review status report
 6. Water consumption spreadsheet
- VI. Financials**
 1. Financial reports for the period ending June 30, 2026
 2. First Foundation Bank/Sunflower Bank
 3. 2027 operating budget
- VII. Committee Reports**
 1. Social Committee
 - a. Flyer
 2. Legal Committee
 - a. Spending/budget
 3. Executive Committee
 - a. Budget
- VIII. Architectural**
- IX. General Business**
 1. Proposal submitted by Tinnelly Law for legal services pertaining to irrigation
 2. Proposal submitted by Lights Express for holiday lighting
 3. Homeowner comments on proposed rule changes pertaining to Hearing Procedure, Enforcement and Fines and Architectural Guidelines
 4. Adoption of the proposed rule changes pertaining to Hearing Procedure, Enforcement and Fines and Architectural Guidelines
 5. Mailed correspondence
 6. Sully Miller/Santiago Creek
- X. Landscape**
 1. Proposals submitted by Nieves Landscape LLC, Peterson's Tree Works, Inc. and Earthwise Arborists for Brazilian pepper tree trimming near 1821 Orange Park Blvd.
 2. Proposal submitted by Nieves Landscape LLC for French drain/runoff prevention on Orange Park Blvd.
 3. Landscape at Smokey and Glacier
 4. Landscape Committee Charter
- XI. New Business**
- XII. Adjournment**