

ABERDEEN

COMMUNITY ASSOCIATION, INC.

Board of Directors Meeting

August 7, 2023

Meeting Minutes

1. **Call to Order – Certifying of Quorum**

The meeting was called to order at 6:30pm Board member Cliff Driggers, Bill Lawson and Mary Perez-Lopez were present, therefore quorum was established. It was confirmed that the meeting notice was posted within the community. Jennifer Conti represented McNeil Management.

2. **Approval of Meeting Minutes:** The Board reviewed the prior meeting minutes as prepared by the previous Manager.

On Motion: Duly made by Bill Lawson, second by Mary Perez-Lopez and carried unanimously.

Resolve: To waive the reading and approve the previous meeting minutes as presented.

3. **Management Reports:**

Manager reviewed management reports. Board did not have any questions regarding the reports.

4. **Business Items:**

Preservation of the Covenants and Restrictions – MRTA: Manager presented the annual requirement regarding Florida Statute 720.3032, consideration of Preservation of the Covenants and Restrictions. The Board is required to annually consider the filing of a notice to preserve the covenants / restrictions affecting the community from extinguishment under Marketable Record Title Act (MRTA) at the 30 year mark. The Board will need to have a meaningful conversation with the Association's attorney regarding preservation of the documents when the community comes closer to the 30 year mark.

Landscape Proposal: Board reviewed the landscape proposal from Precision Lawn Maintenance.

On Motion: Duly made by Mary Perez-Lopez, second by Cliff Driggers and carried unanimously.

Resolve: To approve the contract proposal provided by Precision Lawn Maintenance and provide a termination letter to their current landscape team.

Irrigation Repairs: Board reviewed estimate from Precision to review and correct all irrigation zones.

On Motion: Duly made by Mary Perez-Lopez, second by Bill Lawson and carried unanimously.

Resolve: To accept the estimate provided by Precision Lawn Maintenance to not exceed \$2,000 in repairs. Board will meet with vendor and confirm.

Tenant Application: Board reviewed the tenant application for leasing within their community. Manager will file with their community forms to use when requested by potential tenants. Currently the association does not have a website for posting the form.

5. **Adjournment**

On Motion: Duly made by Mary Perez-Lopez, second by Bill Lawson and carried unanimously.

Resolve: To adjourn the meeting at 8:37 p.m.