



NOTICE OF BOARD OF DIRECTORS' MEETING
Thursday, June 19, 2025 @ 6:00 pm
7845 Berkshire Pines Drive (CLUBHOUSE CARDROOM)
IN-PERSON MEETING & Via ZOOM
AGENDA

- 1. Call to Order, Roll Call of Directors, Proof of Notice, Establish Quorum**
- 2. Approval of Minutes for May 29, 2025, Board Meeting**
- 3. Treasurer's Report**
- 4. Committee Reports**
 - a. ACC Committee
 - i. 7478 Lourdes Ct – Sliding Door Replacement - Recommends Approval
 - ii. 7817 Stratford Court – Window Replacement - Recommends Approval
 - iii. 7817 Stratford Court – Roof Replacement - Recommends Approval
 - iv. 7849 Stratford Court – Dog Runner Fence – Recommends Disapproval
 - v. 7517 Lourdes Court – Palm Tree Removal – Recommends Approval
 - b. Social Committee
 - c. Lake Committee
 - d. Fines Committee
- 5. Unfinished Business**
 - a. Pool Maintenance
 - i. Update on lane divider, general pool maintenance and estimate for heaters
 - b. Lake Maintenance
 - i. Update on fountain repairs
 - ii. Algae report from Advanced Aquatics
 - c. Ballroom Use for Private Functions
 - i. Set Workshop Date
 - d. Discuss scheduling the next round of mailbox maintenance
- 6. New Business**
 - a. ACC Guidelines and Rules and Regulations Review
 - i. Discuss the need to review and update these documents to align with current policies and laws
 - ii. Set Workshop date
 - b. Discuss content of First Notice of Violation letters:
 - i. Recommend management offer deferred cure dates for roof cleaning until after hurricane season, but only with a date specific commitment to have the roof cleaned before January 20,2026
 - ii. Recommend management offer deferred cure dates for carriage lights violation while a comprehensive review of our documents takes place
 - c. Lease Back Requests
 - d. Updates, if any
- 7. Announcements, if any**
 - a. Confirm the date of the next MHOA Board meeting on Thursday July 17, 2025, 6:00 pm
 - b. Reminder: Hotwire Virtual Town Hall Monday July 14, 2025, 12:00 pm
- 8. Owner Comments**
 - a. Members / Owners wishing to speak are asked to sign up on the sign-up sheet under the specific issue they wish to address. (Zoom attendees may indicate the agenda items they'd like to speak on in the chat at the start of the meeting)
 - b. The Board will recognize the Member/Owner by name and invite them to share their comments.
 - c. Members / Owners are entitled to speak for up to three minutes on any agenda item at the appointed time.
 - d. Members may speak on the same agenda item a second time, for up to one and a half minutes after all other members wishing to speak have done so.
- 9. Adjournment**