



**MINUTES OF REGULAR MEETING
OF THE BOARD OF DIRECTORS**

The regular meeting of the Board of Directors was **called to order on July 9, 2019 at 7:00 P.M.** in the community clubhouse as set forth in the notice of meeting fixing such time and place. Notice of this meeting was posted on the community bulletin board forty-eight hours prior to the meeting.

Quorum verified by Board Members attendance as follows:

Present: Todd Moline President
 Brandon Rover Vice President
 Deborah Luyster
 Michael Johnson
 Tiffany Woodie

Also in attendance homeowners: Kamal & Cynthia Behnam, Scott Perry, Donna O’Meara, Kathy Turnowchyk, and from Marsh Landing Management Company: Debbie Koteles.

Guest: First Coast Security, Larry Gatlin.

Reading and approval of previous meeting minutes: Brandon Rover moved the Board approve the June 11, 2019 Board Meeting minutes. Deborah Luyster seconded the motion which carried.

Property Manager Report:

Debbie Koteles presented the Management Report as submitted in the Board Packet reporting on the previous month’s maintenance projects.

Financials: Michael Johnson presented the Financial Report requesting account number 906, \$16,057.00 explained. Debbie Koteles stated she will research the account and report back immediately. Michael Johnson also requested the rates with the Merrill Lynch account be posted on all future Balance Sheet reports.

Committee Reports:

ARC: Donna O’Meara gave the ARC report for Bill McDermott stating there will be a meeting on July 11, 2019 for review of all present submittals.

Social Committee: The Social Committee will be chaired by Denise. Moline.

First Coast Security: Larry Gatlin reported there were no gate arm incidents for the month. Todd Moline asked if all walkers are being checked when entering the community, Larry Gatlin responded yes they are.

Old Business:

- Walkers Entering Community: The Board discussed possible remedies for the entrance and exit foot traffic gates. The Board requested Debbie Koteles obtain cost for a new camera on the exit side as well as motion sensor lights. The Board also requested research be done into key cards for all gates at the entrance as well as the amenity center.
- Sidewalk/Pillar Repair: Debbie Koteles reported on the ongoing repairs being done thru the community and the pillars have been completed.

New Business:

- JSO: After discussing having the JSO return to the property the Board requested Debbie Koteles research the cost of installing speed humps in certain locations. The Board also requested Debbie Koteles contact UPS concerning their drivers exceeding the speed limit in the community.

Floor Open for Homeowner discussion as time permits:

- Fishing within the community was discussed and what may be done about it.

Board Adjourned: The Board adjourned at 7:45 pm. The next Board of Directors Meeting will be on August 13, 2019 at 7 PM