



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

The regular meeting of the Board of Directors was **called to order on October 8, 2019 at 6:00 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
Deborah Luyster
Michael Johnson

Also in attendance: Kamal & Cindy Behnam, Donna O'Meara, Kathleen Fewell, Scott Perry, Martha Lonsdale, from Marsh Landing Management Company: Debbie Koteles.

Guest: Giddens Security, Adam Giddens & Joshua Potts, Greenway Landscaping, JD Nixon, Sasa Popovic, Scott Bowen, First Coast Security, Larry Gatlin.

Giddens Security: Adam Giddens gave a presentation on Giddens Security to the Board.

Greenway Landscaping: Sasa Popovic presented Greenway Landscaping and the services they provide.

First Coast Security: Tom Gramiak gave the monthly report to the Board.

Reading and approval of previous meeting minutes: Todd Moline moved the Board approve the September 10, 2019 Board Meeting minutes. Michael Johnson 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 for the month of September 2019 giving an overview of the expenditures. Debbie Koteles asked if the Reserve portion \$116,596.81 be moved to the Merrill Lynch account. The Board approved.

Committee Reports:

Social Committee: Martha Lonsdale reported on the Social Committee's activities for the past month and what is up coming in the next month to include food trucks and movie in the field.

Old Business:

- Club House Painting Proposals: Debbie Koteles submitted three (3) proposals to the Board. Todd Moline moved the Board approve the proposal from B&D Roofing and Construction. Michael Johnson seconded the motion which carried.
- Speed Control in Community: After discussing the speeding issue in the community the Board requested Debbie Koteles obtain two (2) more quotes for speed humps.

New Business:

- Dumpster at Amenity Center: Debbie Koteles reported to the Board the dumpster is constantly overflowing and Waste Management has contacted her concerning the liabilities of the issue. After discussing the cost for a larger dumpster the Board requested Debbie contact Waste Management on the cost for an extra pick up during the week versus a larger container.
- WiFi at the Guard House: Debbie Koteles reported on the problems with the WiFi at the guard house and stated she has a company coming out to look over the issues.
- Bridge Retaining Wall Proposals: Debbie Koteles presented three (3) proposals. After review Michael Johnson moved the Board approve B&D Roofing and Construction. Todd Moline seconded the motion which carried.

Open Forum:

- Debbie Koteles reported the tree at the rear of the guard house is blocking camera view of the exit gate. Debbie will move forward with getting the tree pruned back.
- Debbie Koteles will research new cameras for the guard house and pool area.
- Michael Johnson noted the sidewalks in the community have mold and mildew and need to be cleaned.

Board Adjourned: The Board adjourned at 8:15 pm.