

# CITRUS WOOD

HOMEOWNERS ASSOCIATION, INC.

**Board of Directors Meeting  
January 10, 2022  
Bloomingdale Regional Library  
Following Annual Meeting**

**Meeting Minutes**

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

The meeting was called to order at 7:02 p.m. Board members Larry Johnson and Robert Shamblin and were present; therefore, a quorum was established. Annual Membership Meeting Notice was mailed to all owners 14 days in advance per Florida Statutes. Jennifer Conti represented McNeil Management.

**Approval of Meeting Minutes:** Board reviewed the prior meeting minutes.

**On Motion:** Duly made by Robert Shamblin second by Larry Johnson and carried unanimously.  
**Resolve:** To waive reading and approve the prior meeting minutes as presented.

**2. Reports**

**Manager Report:** Manager presented the financial and management reports and answered questions.

**3. Business Items**

**Landscape Enhancement Proposals:** Board reviewed proposals from All American Lawn and Tree Specialist for landscaping enhancements on common areas. Board will also follow up with All American Lawn regarding changes to the contract. Once the requested changes are made, board will sign and proceed with revised contract.

**On Motion:** Duly made by Robert Shamblin second by Larry Johnson and carried unanimously.  
**Resolve:** To approve the landscaping proposals and the revised contract with the requested changes.

**Newsletter:** Board discussed various matters/items that they would like to have included in a newsletter. Board will send info to manager, once received manager will work with Expressly Written on creating the newsletter and send to board for final review.

**Violation Enforcement:** Board reviewed the violation reports and determined appropriate actions on enforcement matters.

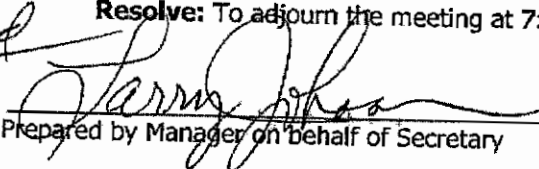
#11290 – Send Final

#11307 – Send Final

**4. Adjournment**

**On Motion:** Duly made by Robert Shamblin, second by Larry Johnson and carried unanimously.

**Resolve:** To adjourn the meeting at 7:34 p.m.

*Approved*  
  
Prepared by Manager on behalf of Secretary

*4/5/2022*