

# CITRUS WOOD

HOMEOWNERS ASSOCIATION, INC.

**Board of Directors Meeting  
April 5, 2022  
Zoom**

**Meeting Minutes**

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

The meeting was called to order at 7:00 p.m. Board members Larry Johnson and Robert Shamblin and were present; therefore, a quorum was established. 2022-2023 Budget 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**

**2022/2023 Budget:** Board reviewed the 2022/2023 Proposed Budget/Assessment.

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

**Resolve:** To approve the 2022/2023 Budget with the annual assessment at \$500.00

**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. Manager indicated that the Association is 21 years old, so preservation is not a pressing concern at this time. 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 Lights Proposal:** Board reviewed the proposal from Island Breeze Electric. Larry requested a meeting onsite to go over proposal with Island Breeze before approval. Board will follow up accordingly.

**4. Adjournment**

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

**Resolve:** To adjourn the meeting at 8:00 p.m.