

CITRUS WOOD

HOMEOWNERS ASSOCIATION, INC.

**Board of Directors Meeting
January 9, 2023
Bloomingdale Regional Library
Following Annual Meeting**

Meeting Minutes

1. Call to Order – Certifying of Quorum

The meeting was called to order by board members Larry Johnson and Robert Shamblin. 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. Business Items

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. Board will also be representing a Facebook page for additional communication with the community.

Budget Meeting Venue: Board requested that the Budget meeting in April be held at the Beef O' Brady's in Valrico. Board would like to provide appetizers and fellowship to help create community involvement.

On Motion: Duly made by Robert Shamblin second by Larry Johnson and carried unanimously.
Resolve: To change the meeting venue from the library to Beef O' Brady's in Valrico. Board will provide appetizers to owners in attendance. RSVP's will be requested on the budget postcard mailing.

Fence Repair Behind Citrus Wood Lane: Board discussed the fence in the back of the community that divides Citrus Wood Community and Innergery Point Community. Board requested manager to obtain fence proposals for the board to review and determine if the association would be able to address the fence for repair/replacement.

3. Adjournment

On Motion: Duly made by Robert Shamblin, second by Larry Johnson and carried unanimously.
Resolve: To adjourn the meeting at 8:56 p.m.

Approved By Citrus Wood Board of Directors 4/10/23
Prepared by Manager on behalf of Secretary