

CITRUS WOOD

HOMEOWNERS ASSOCIATION, INC.

**Board of Directors Budget Meeting
April 10, 2023
Beef O Brady's**

Meeting Minutes

1. Call to Order – Certifying of Quorum

The meeting was called to order at 7:10 p.m. by board members Larry Johnson and Robert Shamblin. The 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. Business Items

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 23 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.

2023/2024 Budget: Board reviewed the 2023/2024 Proposed Budget/Assessment.

On Motion: Duly made by Larry Johnson, second by Robert Shamblin and carried unanimously.
Resolve: To approve the 2023/2024 Budget with the annual assessment at \$550.00.

3. Adjournment

On Motion: Duly made by Robert Shamblin, second by Larry Johnson and carried unanimously.
Resolve: To adjourn the meeting at 8:35 p.m.

Approved by Board of Directors

Prepared by Manager on behalf of Secretary