

CITRUS WOOD

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting

April 8, 2024

Beef O Brady's

Meeting Minutes

1. Call to Order – Certifying of Quorum

The meeting was called to order at 7:00 pm by board member Robert Shamblin. Larry Johnson attended the meeting via speaker phone. 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

2024/2025 Budget: Board reviewed the 2024/2025 Proposed Budget/Assessment.

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

Resolve: To approve the 2024/2025 Budget with the annual assessment at \$600.00.

Landscape Contract – Hedge Trimming: Board discussed the trimming along Miller Road that will take place by the new contract for landscape Maintenance Down to Earth. Robert will meet with the landscape team to go over concerns and issues that need to be addressed.

Community Message Board: Board discussed the message board and the replacement of the name panel which has faded over time. Doug Kuriga(homeowner) volunteered to follow up with a vendor that he has worked with, that may be able to assist in the repair/design.

3. Adjournment

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

Resolve: To adjourn the meeting at 7:52 p.m.

Prepared by Manager on behalf of Secretary