

Board Meeting  
Tuesday, January 10, 2023  
Gibsonia Baptist Church Meeting Hall  
5440 US Highway 98 N  
Lakeland, FL 33809

## MINUTES

### Establish Quorum & Call to Order

Present were Rick Hoer, Larry Streeter, Louise Gustafson, Joshua Borem, and Suzanne Burrell. Absent were Erick Dokendorf & Edward Huckery. Six (6) home owners were present. Delroy Brown, Association Manager was present for Sentry Management. Rick Stoer called the meeting to order at 6:32p.m.

### Proof of Notice

Meeting notice was posted in accordance with the association's documents and F.S. Ch. 720.

### Approval Board Minutes

Minutes for October 11, 2022 was approved. Motion pass by Rick Stoer. Second by Josh Borem. All in Favor.

### Managers Report

Delroy Brown present both the Financial Report and Managers Report.

### Old Business

- NA.

### New Business

- Property Safety: A recent theft was reported in the community and the parties involved were arrested.
- Covenant Enforcement: 2268 Malachite Drive. Send to attorney. A letter was mailed giving thirty days ' notice to correct violation. Motion by Rick. Second by Larry Streeter. All in favor.
- 2171 Malachite Drive. A thirty day (30) notice was mailed. Motion by Rick Stoer. Second by Larry Streeter. All in favor.
- Arrears: \$8,285.99.
- Annual Election Date: February 21, 2023. Four Vacancies.

### Open Forum:

- Landscape. Concerns. Dead sod, etc.
- ARC Request for addition to House Garage: 5392 Bloomfield Blvd.
- Common Area Landscape. Plant beds needs to be cleaned up.
- 2172 Malachite Court. Unauthorized Structure. Need to come down.
- Signs. Joshua Boren presented two options from Dixie Signs. He had also contacted a vendor who could recondition the signs.

**Next Meeting Date**

The next meeting is the Annual Members Meeting on February 21, 2023.

**Adjournment**

Rick Stoer motioned to adjourn 7:38 P.M. Second by Louise Gustafson. All in favor.

Prepared by: Delroy Brown, CAM