

# TOWNE ESTATES AT SUMMERFIELD

HOMEOWNERS ASSOCIATION, INC.

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## Board of Directors Meeting

June 7, 2022

Zoom

## Meeting Minutes

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

The meeting was called to order at 6:05 p.m. Board members Ron Estes and John Lee were present, therefore quorum was established. Jennifer Conti represented McNeil Management.

### 2. Approval of Meeting Minutes: The Board reviewed the prior meeting minutes as prepared by the Manager.

**On Motion:** Duly made by John Lee, second by Ron Estes and carried unanimously.

**Resolve:** To approve the prior meeting minutes as presented.

### 3. Reports

**Manager Report:** Manager presented the financial and management reports and answered questions. Board will send signed SFA's to manager for attorney processing.

### 4. 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 24 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.

**Community Message Board:** Board will continue reviewing message boards to determine which one will work best within the community as well as the area for install.

### 5. Adjournment

**On Motion:** Duly made by John Lee, second by Ron Estes and carried unanimously.

**Resolve:** To adjourn the meeting at 6:45 p.m.

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Prepared by Manager on behalf of Secretary