

BONTERRA

HOMEOWNERS' ASSOCIATION, INC.

Board of Directors Meeting

March 7, 2022 • 7:00 p.m.

Brandon Regional Library

Call to Order – Certifying of Quorum

The meeting was called to order at 7:08 p.m. Board members Rob Padilla, Corina Owens, Remy Acevedo and Rob Ledford were also present, therefore quorum was established. Jennifer Conti represented McNeil Management. It was verified that timely notification of the meeting had been posted.

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

On Motion: Duly made by Rob Padilla, second by Remy Acevedo and carried unanimously.

Resolve: To approve the prior meeting minutes as presented.

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 18 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.

Landscape Contract: Board reviewed landscape contract proposals from various vendors and agreed not to renew their existing contract with All American Landscaping. Manager will provide vendor with 60 day notice of non-renewal. Per Boards request, manager will continue to obtain additional contract proposals for their review.

On Motion: Duly made by Rob Padilla, second by Corina Owens and carried unanimously.

Resolve: To send non-renewal letter to All American Landscape.

Paint Palette Preparation: Board discussed making updates to their existing paint pallet for the community. Board will work on selecting colors and will have a new color palette to review and adopt at next meeting. A postcard mailing will be sent out to the community 14 days prior as required by Florida Statutes.

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H O M E O W N E R S ' A S S O C I A T I O N , I N C .

Towing Policy: Board will review their policy on towing and make any revisions needed for approval at next meeting.

Gate Codes: As of April 1, 2022, all common codes will be removed from the gate system. Owners will be required to contact manager to have an individual code issued for their unit. Board will communicate the information to owners through social media on how best to obtain their codes.

Adjournment

On Motion: Duly made by Robert Padilla, second by Corina Owens and carried unanimously.

Resolve: To adjourn the meeting at 8:32 p.m.

Prepared by Manager on behalf of Secretary