

# BONTERRA

HOMEOWNERS' ASSOCIATION, INC.

**Board Of Directors Meeting  
Bloomingdale Regional Library  
March 6, 2023**

**Call to Order – Certifying of Quorum**

The meeting was called to order by Robert Padilla at 7:07 pm. Board members Rob Ledford, and Bobby Keen were also present.

**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 Bobby Keen and carried unanimously.  
**Resolve:** To approve the prior meeting minutes as presented.

**Business Operations**

**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 19 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.

**TECO Lights:** Board will continue to research on how best to proceed with streetlights throughout the community. TECO will not allow their lights to be purchased and owned/maintained by the HOA. TECO will remove the lights at no cost to the association, if they so desire.

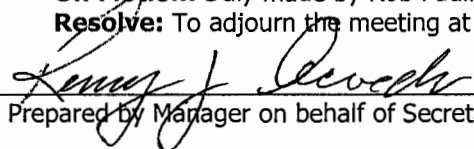
**Community Sidewalks:** Board asked manager to seek which vendor did sidewalk repairs in 2018-2019. Board will review sidewalks and determine what area of sidewalks need to be addressed.

**Community Pressure Washing:** Board asked manager to obtain proposals for community pressure washing.

**Date for a Community Garage Sale:** Board discussed and decided to hold their next community garage sale on March 25<sup>th</sup>. Entrance gates will be held open during the selected times.

**Adjournment**

**On Motion:** Duly made by Rob Padilla, second by Rob Ledford and carried unanimously.  
**Resolve:** To adjourn the meeting at 7:34 p.m.

  
Prepared by Manager on behalf of Secretary