

Pickett Downs Phase IV (PDPIV) Board Meeting Minutes

Meeting Date: 03.27.24

This regular meeting of the Board of Directors was hosted at 2800 Wassum Trail, Chuluota FL @ 6:30PM on 03.27.24. Proof of Notice was posted on the community bulletin board at the entrance of PDPIV 48 hours prior to the meeting.

Meeting was called to order by Joe Sala (Vice President) at 6:30PM. In attendance was Joe Sala, Chambliss Muffoletto, Gordon Hunt, and Greg Wheeler. A sign in sheet captured the participants.

Minutes from the previous HOA Board Meeting (02/21) were reviewed and approved by all. Business was discussed to include: (A) Bill sent to homeowner for Upkeep / Lawn maintenance; (B) Collection of annual dues; (C) Properties in violation of Section 1 Architecture Control of our Covenants and Restrictions (D) Date of annual meeting; (E) Two Board positions will be open to community nominations; (F) the board agreed to post notification on our web site of changes to Covenants and Restrictions (<https://pickettdowns4.com/>) to allow for chickens.

Treasurer's Report was provided by Gordon Hunt. The account balance was reviewed, and no outstanding invoices were identified / all vendors have been paid.

New Business: (A) the Board agreed to send notification letter of annual meeting and include changes to Covenants and Restrictions to allow for chickens, a reminder about Architecture Control and establish an email list of neighbors for ease of communication. (B) the Board agreed to May 18, 2024 for the Annual PDPIV meeting at track "C", two Board positions will be open to community nominations. Joe Sala and Gordon Hunt have both served their two year terms.

The meeting was adjourned at 7:21PM.

Actions:

1. Chambliss Muffoletto to draft Annual PDPIV meeting notice to include proxy for nominations of two board positions.