

MALLORY HARBOR AT CORAL BAY VILLAGE H.O.A.
MINUTES OF THE BOARD OF DIRECTORS MEETING
Tuesday, May 25, 2021 – 7:00 PM
Club House

There being a quorum of directors' present, in accordance with the By-Laws of the Association, and citing that the meeting was noticed as per Florida Statute, the Meeting of the Board of Directors was called to order by, Fred Bourdin at 7:15 pm

Board members present:

Fred Bourdin – President
Martin Carberry – Secretary
Charles Brown – Treasurer

Grievance Committee Chair - Jerrel Horn

And 6 home owners.

Present from Management:

Darrell Bartlebaugh, Community Association Manager

1. Roll Call & Establish Quorum 7:15 pm
2. Approve Minutes from meetings: Feb 23, Mar 23, 2021, Apr 27 Annual & Organizational Mtg.
Motion: to approve all above meeting minutes by Martin and 2nd by Charles, All Passed.
3. Financial report – Bank Balance \$5,977.19 (Acct. 184-8067 Bad Debit Write Off \$5,557.94 from 7/14/20).
4. Old Business:
 - a. Discussing Rules & Regs. 2018 rev. 1 – Not able to do with Association governing documents from draft suggested by Alice Connelly.
5. New Business:
 - a. Grievance Committee Chair - Jerrel Horn discussed Violation Letters format – Need to correct 3rd paragraph to not include in owner not comply “association will do repairs and add to owner account” not allowed in HOA. Jerrel also mentioned should have a couple more committee members.
Motion: (ARC) Violation Letter forms/template that were worked on by board and manager Alice C. was updated and should be used. Not use Richard prior manager by Fred, 2nd by Martin C. Passed.
 - b. 3091 Lillian Ln – Fence – 6’ Shadow Box Fence can do White or Wood.
 - c. ARC Architectural Form – Needs changed.
 - d. Grievance Committee – 6385 Ocean Dr. owner James Shumaker would be interested in joining committee. Fred Nominated James Shumaker to join this committee and he accepts.
 - e. Financials – April received in mid-May board not happy about this at all and asked this be noted of above financials and email forwarded from accounting of correction of prior mistake on GL 1530 Allowance for doubtful accounts to Assct Account vs correct to GL 5010 Bad Debt of \$5,557.94 as expense on financials and now is being deducted from account 10 mos. after. (from Acct. 184-8067 Bad Debit Write Off \$5,557.94 from 7/14/20).
6. Attorney Update – Provided. Board referenced account no. 148-2960 to be sent to associations attorney.

7. Delinquency Report –Management Follow up.

1. Grievance Committee – verify violations and of which units need sent to committee.

8. Open Forum – Owners - 6385 Ocean Dr. owner James Shumaker mentioned had some issues with email address admin@associaflorida.com. Darrell explained ARC Forms get submitted to Admin staff at the above email address. If have further issues let him know.

9. Adjournment - Meeting was adjourned by Fred Bourdin at 9:15pm

NOTE: Our next meeting at clubhouse in person is on June 22, 2021 guidelines Coronavirus.

Approved by:  _____