

**MALLORY HARBOR AT CORAL BAY VILLAGE HOA**  
**MINUTES OF THE BOARD OF DIRECTORS MEETING**

Tuesday, Aug 24, 2021 – 7:00 PM  
Club House

There is a quorum of directors' present, by the By-Laws of the Association, and citing the meeting was noticed per Florida Statute. The Board of Directors was called to order by Fred Bourdin at 7:16 pm.

Board members present:

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

Present from Management:

Darrell Bartlebaugh, Community Association Manager

1. Roll Call & Establish Quorum 7:16 pm
2. Approve Minutes from meetings: Motion to approve July 27 by Charles B. and 2<sup>nd</sup> by Martin C. with one correction. Passed
3. Financial Report – Bank Balance \$7,787.00.
4. Old Business:
  - a. Violations – went over report.  
General Liability Insurance (See July minutes for the board vote to cancel policy) – The CDD Community Development District covers the General Liability for All (8) properties' common areas. The homeowners are responsible for carrying insurance on their homes and property.  
Board discussed and realized paying the same insurance as CDD covers. Fred forwarded an email from the CDD board informing of the survey and covering GL insurance in the common area.
5. New Business:
  - a. 3058 Lillian Ln. Without approval, the owner installed a stone facade to the front of the house between garage doors. Even though you have done the work in front of the home, you will need to submit an ARC Architectural Application for approval.  
While the Board finds the stone, facade is aesthetically pleasing. In the future, if any homeowner wishes to make any changes or improvements to house structure, you must submit an ARC application to the ARC Committee for approval by the Board of directors per the association's governing documents before starting any work.  
It is advised you come to a board meeting with the changes submitted on an ARC Application to seek review and approval.

**Motion:** ARC application submittal required to the ARC Committee for approval. If any homeowner wishes to make any changes or improvements to the housing structure, in that

case, you must first submit an ARC application to the ARC Committee for approval by the board of directors by Charles B., 2nd by Martin C. All in Favor passed.

6. Attorney Update – Provided. Account at attorney 148-2960.
7. Delinquency Report – Provided. Motion to waive on the two accounts 148-2915 - \$50.00 Fees and account 148-2067 - \$10.00 fee. By Charles B, 2nd by Martin C. All in favor Passed
8. Open Forum – none
9. Adjournment - Meeting was adjourned by Charles B. at 8:24 pm

NOTE: Our next meeting at the clubhouse is on Sept 28, 2021 at 7:00 pm guidelines Coronavirus.

Approved by:

  
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