**TREMONT AT BAY PARK 1 HOMEOWNERS ASSOC., INC.**

**Organizational/Regular/Budget Meeting Minutes**

**Wednesday, September 30, 2020 at 6:00 p.m.**

**Holiday Inn Express & Suites Ruskin-Sun City, 226 Teco Road, Ruskin FL 33570**

**Board Members Present:** Jeff Crespo

Michelle Swainson

 Armando Alvarez Maldonado

**Also Present:** Lori Dann, w/Artemis Lifestyles

Mike Reed, w/Artemis Lifestyles

 Angela Lynch, LCAM w/Artemis Lifestyles

Nora Church, Community Ambassador w/Artemis Lifestyles

 Maria Elia, Community Ambassador w/Artemis Lifestyles

**Call to Order and Establishment of Quorum:**

The meeting was called to Order at 6:32 p.m. by Mike Reed. A quorum of Directors was established.

**Proof of Notice and of Meeting:**

The Proof of Notice and Agenda of Meeting was presented verifying that it was delivered to the Directors and mailed to Entire Community on September 10, 2020.

**Appointment of Directors:**

None at this time.

**Election of Officers:**

Armando nominated Jeff for President; Michelle seconded, all in favor.

Armando nominated Michelle for Treasurer; Jeff Seconded, all in favor.

Michelle nominated Armando for Secretary: Jeff seconded, all in favor.

**Treasurer’s Report:**

Mike Reed reviewed the financial status and explained the cash standings of the community. He answered questions from the board and the members present.

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**Old Business:**

None needed at this time.

**New Business:**

1. Appointment of Committees: None at this time.

1. MRTAConsideration: Mike Reed explained what MRTA (Marketable Record Title Act) is and how it can affect the community. Pursuant to Florida Statutes, MRTA must be discussed at the first board meeting after the annual meeting for all HOA’s regardless of when they were incorporated.

 **Motion:** Pursuant to the amended provisions of **HB617 MRTA**

 **“Marketable Record Title Act”** Armando Alvarez Maldonado moved to affirm

 the desire of Tremont at Bay Park 1 Homeowners Association, Inc. to file notices

 to preserve covenants or restrictions affecting the community association from

 extinguishment under MRTA and to authorize and direct the appropriate officer to file

 notice at the appropriate time in accordance with the new preservation procedure under

 Section 720.3032. Seconded by Michelle Dixon-Swainson. All in Favor. Motion Carried.

1. Consideration and Approval of 2021 Operating Budget: Mike Reed reviewed budget and the amount they can raise the budget per statutes. There was a discussion regarding the amounts and then it suggested to raise the budget to maximum 15% increase for now to cover cable.

 **Motion:** Armando Alvarez Maldonado made a motion to increase cable budget line

 item to $55,449.00. Seconded by Michelle Swainson. All in Favor. Motion Carried.

 **Motion:** Jeff Crespo made a motion to approve the 2021 operating budget as amended for a total of $141,000. Seconded by Armando Alvarez Maldonado. All in Favor. Motion Carried.

1. Other New Business: Lauren Parsons with Metro Development presented to the community a cable and internet package they were negotiating for Tremont that would increase their internet speeds and include cable TV for the community. She answered questions from the board and from homeowners and explained the cost included with upgrading. After discussion and questions, it was decided to table and have a meeting to discuss and decide later in October once the formal proposal is received from Spectrum.

 It was asked about the fence line behind homes all the way to right from entrance and the board

 requested Artemis to get bids to have this done. It was also noted that the sign needing pressure

 washing and to get bids for this as well.

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**Adjournment:**

**Motion:** Jeff Crespo made a motion to adjourn the meeting at 7:26 p.m.

Armando Alvarez Maldonadoseconded the motion. All in Favor. Motion Carried.

Respectfully Submitted,

Angela Lynch,

Licensed Community Association Manager

**Approved:**

Armando Alvarez Maldonado, Secretary

Tremont at Bay Park 1 Homeowners Association, Inc.

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