

BROOKWOOD HOMEOWNERS ASSOCIATION, INC.

A Corporation Not for Profit
11555 Central Parkway, Suite 801
Jacksonville, FL 32224

Regular Meeting of the Board of Directors

January 28, 2021
Cypress Trails Pavilion

CALL TO ORDER

The regular meeting of the Board of Directors was called to order at 6:32 p.m. by Anna Hornstein, Property Manager from First Coast Association Management.

The following Board members were in attendance:

Bill Fitzgerald, President
Karen Higgins, Vice President
Ty Blake, Treasurer/Secretary

The roll was called and a quorum of the Board of Directors was certified to be in attendance. Several homeowners were also in attendance.

REVIEW OF UNAPPROVED MINUTES

Minutes from the Special Board meeting held on December 10, 2020 were reviewed. Following review, a motion was made, seconded and passed unanimously to approve the minutes as recorded (Fitzgerald/Higgins).

FINANCIAL STATEMENT REVIEW

Anna reviewed the financial statement for the period ending December 31, 2020. The Association ended the period with an operating account balance of \$43,617.53. Year to date income earned was \$55,493.19 and year to date expenses were \$56,866.66. Accounts receivable totaled \$1,345.80. Following review, a motion was made, seconded and passed unanimously to approve the financial report (Fitzgerald/Higgins).

PROPERTY MANAGERS REPORT

Anna reported that the community common areas are in great shape. Down to Earth services have been consistent and have improved through the remainder of the year. Anna informed the Board that Down to Earth will be replacing the Blue Daze perennials that were removed due to freeze burn at no cost to the Association. The Board confirmed to Anna that the crepe myrtles should not be cut back.

COMMITTEE REPORTS

No report.

UNFINISHED BUSINESS

None

NEW BUSINESS

Consideration of Playground Mulch Proposal

Anna provided the Board with proposals from Southern Recreation and Down to Earth for playground mulch. Ty also received a proposal from Mulch and More that was less than the other proposals. A motion was made to approve mulch installation provided that Anna contacts each company to confirm the cubic yards to be installed. (FitzgeraldBlake)

HOMEOWNER COMMENTS

David, homeowner, encouraged the Board to discuss the potential for a Yard Sale in Spring 2021. Bill said that he would reach out to other Nocatee community association members incase a yard sale was already being planned.

ADJOURNMENT

With no further business to come before the Board, a motion was made, seconded and passed to adjourn the meeting at 7:22 p.m. (Fitzgerald/Blake)