



MARTIN DOWNS PROPERTY OWNERS
ASSOCIATION, INC.
3501 SW CORPORATE PARKWAY
PALM CITY, FL 34990

APPROVED

**MINUTES OF THE MEMBER REPRESENTATIVES/
BOARD OF DIRECTORS MEETING
MDPOA MEETING ROOM
October 25, 2023**

In attendance were the following:

MDPOA Board: Timothy Graham, President
Patricia Brimlow, Vice President
Laura Cardinale, Treasurer

MDPOA Staff: Jody Armstrong, Administrator

MDPOA Attorney: Elizabeth Bonan, Esq.

Member Representatives:

Michael Lazarus (non-voting substitute), Admiralty (49); Carol Vertesch, Charter Club (204); Lois Brown, Clubhouse Court (48); Diane Ranaldo, Eagle Lake (114); Dan Thornhill, Egret Pond (87); Carol Paprotna, Islesworth (123); Todd Rosenhaus, Mallard Creek (43); Joe Carr, Meadows (832); Bill Foley, Monarch HOA (526); Bob Leach, Montebello (20); Louise Auclair, Osprey Creek (45); Brian Wenrick, Palm City Golf (32); Joe Remian, Parkside (68); Rose Wright, Sunset Trace (596).

CALL TO ORDER

The Member Representatives meeting was called to order by Timothy Graham, President, at 2:06 pm.

QUORUM

President Graham verified that a quorum was present.

APPROVAL OF MINUTES

President Graham requested approval of the April 26, 2023 meeting Minutes. A Motion was made and seconded to approve the Minutes as written. The Motion was unanimously approved.

2024 BUDGET REVIEW AND COMMITTEE REPORT

Year to Date Financial Review: Treasurer Laura Cardinale gave a detailed review of both the MDPOA and MDPOA-West Village financial statements through September 2023 and discussed variances.

2024 Proposed Budget: Treasurer Cardinale presented the proposed 2024 MDPOA budget. There was discussion on each line item, and a needed correction found to the Dispatch line item to remove any costs to the non-manned gated communities. A Motion was made and seconded to approve the 2024 Budget as corrected. The Motion was unanimously approved.

Discussion - President Graham stated that a Leasing Agreement was signed with NAI Southcoast to market the former security side of the building for lease, and there were several good prospects although a lease has not yet been signed. When leased, that income would go to defray building expenses. Graham advised Carol Paprotna, Islesworth Representative, that in the meantime, the boardroom continues to be available for use by Members during normal office hours Monday – Friday, 8:30 a.m. to 4:30 p.m.

President Graham answered a lake question from Diane Rinaldo, Eagle Lake Representative, saying there still are more lakes to be re-sloped, and as of 2023, nine of sixty-five lake banks have been restored.

Rinaldo also asked Treasurer Cardinale if there were plans to replace the Canary Palms removed due to disease at the entrance to West Village. Cardinale advised the Canaries died due to Ganoderma, a very contagious tree disease, and so no other palms can be planted in those areas again due to likely contamination.

LANDSCAPE COMMITTEE REPORT

Chairperson, Jody Armstrong, presented her report on behalf of the Landscape Committee:

Chairperson Armstrong extended her appreciation for all the help and support provided by MDPOA President, Tim Graham, and Sandy Larsen, Yellowstone Landscaping. She also thanks the Committee - Kathryn Frawley, West Villages Representative; Rodney Heller, Meadows Representative; Mary Ann Hudecki, Sunset Trace Representative, and new to the Committee, Bill McFarlane, Monarch Representative.

Fall annuals and mulch are due to be installed along Martin Downs Boulevard, MDPOA offices, and West Village entrance.

Fertilization treatments continue for sod and flowering trees on Martin Downs Boulevard.

Two palms were hit by lightning in the middle islands of Martin Downs Boulevard. One was removed and will not be replaced at Matheson, and the other will be replaced with a like type and size palm at High Meadow Avenue.

Two Oak trees were hit by lightning along the East side of Martin Downs Boulevard, near Martin Highway. Martin County was notified, and they plan to watch one of the Oaks which might survive, and they plan to remove and replace the other Oak tree.

Structural pruning of 111 Oak trees and lifting and trimming of 110 Oak trees is to begin this month along Martin Downs Boulevard.

Carissa was added around the Palm tree rings near the Publix on Martin Downs Boulevard.

Trinettes and Carissa were added to the round-about bed at High Meadows Avenue and Murphy Road.

Lightning caused extensive damage to the irrigation system along Martin Downs Boulevard, resulting in continued ongoing repairs.

In August, Martin County Public Works investigated complaints regarding vegetation blocking the views of traffic at turn lanes Martin Downs Boulevard and Matheson and found not such line-of-sight issues. MDPOA was told not to remove any vegetation.

SURFACE WATER MANAGEMENT COMMITTEE REPORT

Chairperson, Timothy Graham presented his report on behalf of the Surface Water Committee:

Chairperson Graham extended his appreciation for support provided by Jody Armstrong, MDPOA Administrator, and also thanked Joe Jeransky, West Village Representative, Bobbie Howard, Monarch Representative, and Peter D'Aiuto, Meadows Representative. Chairperson Graham gave the following overview of projects:

Proposals are being reviewed for 2024 lake bank re-sloping projects.

Lake vendor, Premier Lakes, will begin providing maintenance to the 65 lakes January 1.

The annual pipe and outfall inspections were completed in April and completed work reported during April Member Meeting. Repairs made or scheduled since May are as follows:

Lake 12, Quail Meadow, West Village – scheduled to repair mid-December, 80 lf of bulkhead wall, install new 8' upright pieces and filter cloth, new cap boards 2" x 12", inspect deadman and repair if needed.

Lake 15 – completed lining 778' of 18" corrugated metal pipe.

Mallard Trail, West Village – a small, eroded area was discovered on September 12 and found to be caused by corrosion in the side of an 18" drainpipe under the roadway. An FDOT plate was placed over the eroded area

until work could start the next day. The 21' pipe was replaced, and roadway asphalt repairs completed by the end of that same week, without closing the road entirely during the work.

Mallard Trail behind Egret Pond, West Village – issue with water standing in MDPOA parcel was investigated, and additional yard drains were added and connected to existing drain lines.

Bessey Creek, West Village – annual cleaning completed. And repairs were made to riprap at quad culverts under Mallard Trail.

Lake 38, Monarch – scheduled to line 67 lf of 15" corrugated metal pipe under driveway at 2552 Longwood.

Lake 46, Monarch – scheduled to repair mid-December, 240+ sf of 3" x 8' cap boards at bulkhead.

Monarch – completed raising 11 manholes within Monarch.

Lake 55, Osprey Creek, West Village – scheduled to line 150 lf of 24" corrugated metal pipe.

Lake 55, Osprey Creek, West Village – scheduled to line 335 lf of 18" corrugated metal pipe.

Sandhill Road, West Village – scheduled to line 450 lf of 15" corrugated metal pipe.

Starling Court and Crane Creek Avenue, West Village – located manhole and marked with GPS mapping for future inspections.

2728 Willowood, Starling Court, West Village – scheduled to line 188 lf of 24" corrugated metal pipe.

Administrator Armstrong added that Martin County Public Works Director, James Gorton, had advised they expected higher than normal sea level stages during the next few months, which in turn would cause levels in the canals and connected retention ponds to stage higher. This is due to the earth being closer to the moon and especially during full moon times.

PRESIDENT'S REPORT

President Graham noted that he continues to be surprised when speaking to residents who are unaware of the purpose and role of Martin Downs Property Owners Association, as the master association. He encouraged each association Member Representative to continue to keep their residents informed about what MDPOA is doing so there is transparency, and to make sure their residents know they also have representative voices on each of the MDPOA Committees.

OLD BUSINESS

President Graham stated that regarding the Katz Lawsuit, depositions continue; and mediation was held October 10 without success. The case is now scheduled to go to trial in 2024. Carol Paprotna questioned if there was a need for higher Legal fees in the 2024 Budget, and President Graham and Attorney Liz Bonan answered that the insurance company was providing the counsel.

President Graham advised that the revised Martin Downs POA website was on-line now.

NEW BUSINESS

President Graham introduced Richard Gunthner, MDPOA Security Liaison, to give an overview of the new security access software, ButterflyMX, chosen by the Executive Committee for the four manned gated communities of Sunset Trace, Monarch, Meadows, and West Village, and the infrastructure recommendations being implemented by some of the manned, gated communities.

President Graham announced that Secretary Frank Trapani has given his resignation effective the first of November and thanked him for his years of service to the Executive Board. Unfortunately, at the last minute Trapani could not be in attendance today, but we had planned to present him with the award located on the front table if anyone wants to see it. It will be delivered to Trapani instead.

ADJOURN

A Motion was made and seconded to adjourn the meeting. The Motion was unanimously approved, and the meeting was adjourned at 3:18 p.m.

Respectfully submitted,

Jody Armstrong

In the absence of Frank Trapani, Secretary