



MARTIN DOWNS PROPERTY OWNERS ASSOCIATION, INC.  
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**APPROVED**

**EXECUTIVE COMMITTEE MEETING MINUTES**

**JUNE 26, 2024**

<b>PRESENT:</b>	Tim Graham	President
	Bernie Carmell	Secretary
	Laura Cardinale	Treasurer
	Karen Bevis	East Villages
	Joe Carr	Meadows
	Rose Wright	Sunset Trace
	Jody Armstrong	Administrator, MDPOA
	Liz Bonan	Ross Earle & Bonan, PA

<b>ABSENT:</b>	Patricia Brimlow	Vice President
	Jay Mahoney	Commercial Property
	Bobbie Howard	Monarch
	Luis Rubio	West Village

**Call to Order:** The meeting was called to order at 2:07 p.m. by President Tim Graham.

**Quorum Called:** President Graham stated there was a quorum.

**Approval of Minutes:** A Motion was made and seconded to accept the Minutes for the May 22, 2024 Executive Meeting. The Motion was unanimously approved.

**Budget Committee Report:**

**Financial Report** – Laura Cardinale, Treasurer, reviewed and answered questions regarding the May Financial Statement.

**Surface Water Management Committee Report:**

Jody Armstrong, Administrator updated the previously distributed summary of all pending and completed projects since the last meeting and answered questions regarding same. The Lake 15 collar repair, and CIPP under the entrance/exit to West Village are to start in early July. Proposals are being reviewed for the bulkhead repairs at Lakes 38 and 9.



Executive Committee Meeting  
June 26, 2024  
Page 2 of 4

**Landscape Committee Report:**

Jody Armstrong, Administrator, reported the formal request to Martin County to increase the annual ROW Maintenance Agreement reimbursement to MDPOA, is on the Budget Office agenda and will go before the Board for discussion during the 2025 budget meeting.

**President's Report:**

President Graham advised that the MDPOA would be closed both July 4 and 5 for the Independence Day Holiday.

**Old Business / New Business / Comments:**

**Access System Update** – President Graham gave an update. Entry enhancements at Meadows are complete. The challenge continues to be getting email addresses for all the Meadows' residents. West Village and Sunset enhancements are underway. The ButterflyMX surface intercoms for West Village and Sunset were received. West Village will be the next to go live.

**Review Proposed Fourth Amendment –**

President Graham asked Liz Bonan to provide a review of the proposed changes to add eligibility requirements for Officers, and to enhance the election process. Bonan said she heard from several of the Committee members with good suggestions, which she used to draft the proposed Amendment. Each change and addition were discussed, and comments considered. Based on additional input, Bonan will revise the proposed Amendment to be discussed again at the next Executive Committee meeting.

**Next Meeting:**

**Next Executive Meeting – Wednesday, July 24, 2024, at 2:00 p.m.**

**Adjournment:** A Motion was made and seconded to adjourn the meeting. The meeting was adjourned at 3:50 p.m.

Respectfully Submitted,  
*Jody Armstrong*  
Jody Armstrong, CAM  
Administrator