



MARTIN DOWNS PROPERTY OWNERS ASSOCIATION, INC.
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APPROVED

EXECUTIVE COMMITTEE MEETING MINUTES

AUGUST 21, 2024

PRESENT:	Tim Graham	President
	Bernie Carmell	Secretary
	Laura Cardinale	Treasurer
	Karen Bevis	East Villages
	Joe Carr	Meadows
	Jay Mahoney	Commercial Property
	Luis Rubio	West Village
	Jody Armstrong	Administrator, MDPOA
	Liz Bonan	Ross Earle & Bonan, PA

ABSENT:	Patricia Brimlow	Vice President
	Bobbie Howard	Monarch
	Rose Wright	Sunset Trace

Call to Order: The meeting was called to order at 2:06 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 July 24, 2024 Executive Meeting. The Motion was unanimously approved.

Old Business:

Review Proposed Fourth Amendment – Liz Bonan provided a review of the revised proposed changes discussed in July. The addition of Section E. Censure language was approved. During the conversation of amending the Documents, Treasurer Laura Cardinale asked to discuss why the MDPOA documents were set up so that the Officer positions Vice President, Treasurer and Secretary do not vote. Attorney, Liz Bonan explained that Directors and Officers wear different hats, and the documents were created like a representative form of government – wherein each Member community or commercial property chooses their own representative to vote on the Board, rather than the named Officers, thus creating a balance of power. A Motion was made and seconded to accept the revised proposed Amendment. The Motion was unanimously approved. The revised proposed Amendment will be presented to the Board of Directors for approval at the next Board Meeting.



Executive Committee Meeting
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Administrator Position Update – President Graham updated the Committee regarding the search for an Administrator as Jody Armstrong submitted her 90-day notice of retirement on June 28. As discussed at the last meeting, numerous resumes were received in answer to several recruitment site advertisements, but few applicants had the necessary experience or licensing. Fortunately, three qualified applicants were interested, and President Graham discussed each person with the Committee, and gave his recommendation. After some discussion, a Motion was made to make an offer to Todd Rosenhaus, CAM, who not only has a property management background and has served for many years as President of Mallard Creek HOA, but also was a long time Officer on the Executive Committee, and currently is the West Village Representative to the Budget Committee and sits on the West Village President’s Council. Rosenhaus is very familiar with MDPOA, its structure, and history, and has served in several capacities on the Executive Committee over the years. The Motion was unanimously approved.

Along with the offer and contract, Rosenhaus will be asked to begin employment as soon as possible, and prior to Armstrong’s departure at the end of September, so they can overlap and work together toward a seamless turnover. Armstrong again confirmed she would remain available after retirement to assist in any way possible.

Discussion – Liz Bonan stated Ross Earle Bonan, et al has been asked by Crane Creek POA to be their legal counsel, and even though CCPOA is not a Member of MDPOA, she wanted to be sure there were no objections from MDPOA. As was done previously when REB represented both MDPOA and CCPOA, REB would recuse themselves if it was necessary. A Motion was made and seconded stating that MDPOA had no objections to REB representing CCPOA. The Motion was unanimously approved.

The next agenda will include time to discuss amending the MDPOA documents to give Meadows HOA, Monarch HOA, and Sunset Trace HOA the right to provide their own security access services.

Next Executive Meeting: Wednesday, September 25, 2024 at 2:00 p.m.

Adjournment: A Motion was made and seconded to adjourn the meeting. The meeting was adjourned at 3:20 p.m.

Respectfully Submitted,
Jody Armstrong
Jody Armstrong, CAM
Administrator