



MARTIN DOWNS PROPERTY OWNERS ASSOCIATION, INC.  
3501 SW CORPORATE PARKWAY  
PALM CITY, FL 34990  
(772) 283-4746

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

**EXECUTIVE COMMITTEE MEETING**

**MARTIN DOWNS POA CONFERENCE ROOM**

**March 25<sup>th</sup>, 2026 AT 2:00 PM**

**A G E N D A**

- 1) Call To Order**
- 2) Quorum**
- 3) Approve Minutes** – January 28, 2025
- 4) New Business-** A) Monarch Member Representative Approval – Bill McFarlane
- 5) Budget Committee Report** – 2025 Audit Review
- 6) Surface Water Management Committee Report** – A) Repair Status Report – Palm Isle B) Lake Re-slopping / Lake 17 Status Report C Lake 64 – Fence Option C) Meadows littorals
- 7) Landscape Committee Report** –
- 8) President's Report** –
- 9) Old Business** – A) Lakes - No Trespass Signage Status Report
- 10) Comments** -
- 11) Next Meetings** –  
Executive Meeting – May 22th, 2026
- 12) Adjournment**



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**UNAPPROVED**  
**EXECUTIVE COMMITTEE MEETING MINUTES**  
**January 28th, 2026**

<b>PRESENT:</b>	Laura Cardinale	President
	Bernie Carmell	Secretary
	Timothy Graham	Treasurer
	Patricia Brimlow	Vice President
	Michael Gaines	Monarch
	Karen Bevis	East Villages
	Jay Mahoney	Commercial Property
	Krista Singleton	West Villages(Phone)
	Todd Rosenhaus	Administrator, MDPOA
	Liz Bonan	Ross Earle Bonan Ensor & Carrigan, PA
<b>ABSENT:</b>	Rick Ammon	Meadows
	Rose Wright	Sunset Trace

**1) Call to Order:** The meeting was called to order at 2:04 p.m. by President Laura Cardinale.

**2) Quorum Called:** President Cardinale stated there was a quorum.

**3) Approval of Minutes:** A Motion was made by Karen Bevis to approve the minutes for December 10<sup>th</sup>, 2025, seconded by Jay Mahoney. All were in favor. Motion passed.

**4) Budget Committee Report:**

**A) December Financial Review** -Timothy Graham stated the December financial situation shows several line items under budget for the year end. The first was security payroll. The main reason for this was a shortage of hours not used. Allied had some personnel shortages which caused only having only one guard at West gate for a couple of months and the supervisors were also covering staffing shift shortages. Allied has just recently corrected these shortages. The other two areas were our legal bills which were lower this year and our insurance coming in less than as estimated. The insurance estimate was adjusted in the 2026 budget for this difference.

**5) Surface Water Management:**

**A) Palm Point/ Palm Isle** – Location Next to Tennis courts – Clean and install 150 feet of CIPP. Work started on 1/28/26 and expected to be completed on 1/30/26.



- B) Lake Re-slopping / Lake 17 – Motion was made by Jay Mahoney to approve Solitude Lake Managements bid of \$145,670 for the re-slopping of lake #17 contingent on Liz Bonans review of contract. Seconded by Karen Bevis. All were in favor. Motion Passed.**

**6) Landscape Committee Report: None**

**7) Presidents Report:** Laura Cardinale reported our next Members Representative meeting will be held on April 22<sup>nd</sup>, 2026 at 1:00pm and that Liz Bonan will be offering more continuing education classes immediately following the conclusion of Member meeting. Laura also discussed the Martin Downs POA Scholarship program. She informed the group we received only 5 applications this year with one being disqualified for not living in a MDPOA property. With review of the other 4 applications, one submission stood above all the others by a wide margin. Laura made the recommendation to award all \$4,000 to that one applicant. After review of that persons submission with all the Board members, a motion was made by Karen Bevis to award \$4,000 to that one particular applicant, seconded by Jay Mahoney. All were in favor. Motion passed.

**8) Old Business:**

- A) Lakes – Signage - Todd Rosenhaus reported most communities lakes have had the new No fishing / Beware of Alligators and No Trespass signs installed. We are currently about to start installation at the Monarch community next. Todd also informed the Board of a request from Meadow's Property Manager to paint the backs of some of the new signs due to complaints of seeing the white backs of signs. Motion was made by Karen Bevis not to allow any of the signs to be painted or altered in any way, seconded by Jay Mahoney. All were in favor. Motion passed.**
- B) Travel Link – Irrigation Break on Crane Creek Ave / Armadillo Repair Invoice - Motion was made by Karen Bevis to issue an individual assessment to Travel Link LLC, d/b/a Martin Downs Golf Club and Resort. The Motion per section 6.6 of the Amended and Restated Declaration of Covenants and Restrictions for Martin Downs for a total of \$32,000 for irrigation repairs along Crane Creek Ave. The repairs to the irrigation line owned by Travel Link LLC were necessary to address the undermining of the Crane Creek Ave right of way. Upon refusal of Travel Link LLC to address the emergency repair, the repair was effectuated by MDPOA. It was seconded by Jay Mahoney. All were in favor. Motion passed.**



C) Travel Link - Mallard Creek Trail / Landscape Debris Dumping – Todd Rosenhaus informed the Board that MDGC had removed the debris that they had placed on their own property but not the debris that MDGC had placed on MDPOA property. Liz Bonan sent a letter to MDGC to have the materials removed with a 15-day time frame. The 15-day time frame past and nothing was picked up by MDGC. MDPOA hired Yellowstone to clean up the area in order not to get a violation from Martin County code enforcement.

**9) New Business:**

A) **Monarch Representatives-** Motion was made by Karen Bevis to approve the nominations for Monarch Community of Sam Bean as Member Representative, Wain Miller as Budget Representative and Pat Brimlow as Surface Water Representative. This was seconded by Jay Mahoney. All were in favor. Motion passed.

B) **April Member Meeting-** Todd Rosenhaus informed the Board that the next Member Meeting will be on April 22<sup>nd</sup>, 2026 at 1:00PM at the Palm City Community Center.

C) **McDonald's ARB Request-** Motion by Karen Bevis to approve the submitted plans by McDonalds to update their property, seconded by Jay Mahoney. All were in favor. Motion passed

**10) Comments: None**

**11) Next Executive Meeting:** February 25<sup>th</sup>, 2026, at 2:00 p.m.

**12) Adjournment:** Motion was made by Karen Bevis and seconded by Jay Mahoney to adjourn the meeting at 3:04 p.m. All were in favor. Motion passed.

Respectfully Submitted,

*Todd Rosenhaus*

Todd Rosenhaus, LCAM

Administrator



## **One-Time Work Order Agreement**

**Customer Name:** Martin Downs POA  
**Property Contact:** Todd Rosnehaus  
**Work Order Description:** One-time Bulrush trim  
**Premier Lakes Consultant:** Bill Kurth  
**Consultant Phone Number:** 239-707-4899

This Agreement, dated **March 17th, 2026**, is made by and between Premier Lakes, Inc., hereinafter known as "Premier Lakes," and **Martin Downs POA**, hereinafter known as "Customer."

Both Customer and Premier Lakes agree to the following terms and conditions:

1. **General Conditions:** Premier Lakes will provide the contract services enumerated below to the Customer under the terms and conditions of this Agreement, and the Customer agrees to pay Premier Lakes for those services as listed below under the terms and conditions of this agreement.
2. **Service Area:** The "Service Area" is described as the **Littoral Shelf at the corner of Lake 44 and on Lake 52**
3. **One-Time Services:** Premier Lakes will perform **Cut off Bulrush as low as possible and remove material. Material will be disposed of off-site.**
4. **Payment Terms:** The total agreement amount is **\$5,200.00**. A 50% deposit is due upon the execution of this agreement. The remaining 50% will be invoiced upon completion of services. The customer agrees to pay Premier Lakes within thirty (30) days of the invoice. If the customer fails to pay any invoice within sixty (60) days of the invoice date, then a service charge of 1% per month (12% per annum) will be charged to the customer by Premier Lakes on balances not paid within sixty (60) days.
5. **Forms of Payment:** Premier Lakes accepts payment by check.
6. **Contract Void Ab Initio:** This contract will be void ab initio if Premier Lakes, in its sole discretion, determines that the condition of the Service Area has materially declined between the date of this Agreement and the commencement date of the Agreement. If Premier Lakes commences services under this Agreement, this paragraph will not apply.



7. **Force Majeure:** Premier Lakes shall not be liable for any delay in performing the Services nor for any failure to provide the Services due to any cause beyond its reasonable control.
8. **Enforcement and Governing Law:** A default by either Party under this agreement shall entitle the other Party to all remedies available at law or in equity, which shall include, but not be limited to, the right to damages and injunctive relief under Florida law.
9. **Safety:** Premier Lakes agrees to use its best efforts and specialized equipment, products, and procedures to provide safe and effective results hereunder, and Premier Lakes will use all due care to protect the property of the Customer. Premier Lakes will not be liable for plant damage due to disease, pestilence, flood, weather, or any other means unrelated to Premier Lakes' activities. In addition, some collateral damage to beneficial plants might be necessary to treat nuisance plants. Premier Lakes will use its best efforts and professional expertise to limit any damage to beneficial plants, but in no event will Premier Lakes be liable for collateral damage that is less than ten percent (10%) of the beneficial plant population.
10. **Insurance:** Premier Lakes will maintain general liability and other insurances as necessary, given the scope and nature of the services. Premier Lakes will be responsible for those damages, claims, causes of action, injuries, or legal costs to the extent of its direct negligence or misconduct. No party to this agreement will be liable to the other for incidental, consequential, or purely economic damages.
11. **E-Verify:** Premier Lakes utilizes the federal E-Verify program in contracts with public employers as required by Florida State Law and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.
12. **Limited Offer:** This proposal expires sixty (60) days from the issuance date unless modified in writing by Premier Lakes.

**Total Agreement Amount:** \$5,200.00

**Accepted and Approved:**

**Martin Downs POA**

**Signature:**

**Printed Name:**

**Title:**

**Date:**

**Customer Address for Notice Purposes:**

**Premier Lakes, Inc.**

**Signature:** *William R. Kurth*

**Name:** Bill Kurth

**Title:** Vice President

**Date:** March 13th, 2026

**Please Remit All Payments & Contracts to:** 1936 Bruce B Downs Blvd, Suite 308, Wesley Chapel, FL 33544.