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
June 24th, 2026 AT 2:00 PM
AGENDA

1) **Call To Order**

2) **Quorum**

3) **Approve Minutes** – March 25, 2026

4) **Budget Committee Report** – April Financial Review

5) **Surface Water Management Committee Report** – A) Yearly Drainage Inspection Report

6) **Landscape Committee Report** – A) Martin Downs Blvd - Plant Replacements

7) **President's Report** –

8) **Old Business** – A) Martin Downs Golf & Resort - Lien

9) **New Business** – A) Meadows Member Representative – Claire Liebert
B) FDOT Right-Of-Way Land Acquisition Representation C) Office Sidewalk Refinishing.

10) **Comments -**

11) **Next Meetings** –
Executive Meeting – September 23rd, 2026

12) **Adjournment**

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UNAPPROVED
EXECUTIVE COMMITTEE MEETING MINUTES
March 25th, 2026

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

1) Call to Order: The meeting was called to order at 2:00 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 January 28th, 2026, seconded by Rose Wright. All were in favor. Motion passed.

4) New Business: Monarch Members Representative – Bill McFarlane- Motion was made by Rose Wright to approve Bill McFarlane as Monarchs Member Representative to Executive Board, it was seconded by Karen Bevis. All were in favor. Motion passed.

5) Budget Committee Report:

A) **2025 Audit Review** -Timothy Graham stated Jim Hartley from our accounting firm presented the 2025 audit to the Budget committee last week on March 18th. Timothy reported that the audit came back clean with no recommendations for any changes by accounting firm. Timothy also reported the 2025 budget for MDPOA line items came in under budget by $37,664 including deprecation and the West Villages came in under budget $13,625. Both of those surpluses will be added to the 2027 budget to offset future expenses.

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6) Surface Water Management:

A) Repair Status - Palm Point/ Palm Isle – Location Next to Tennis courts – Todd Rosenhaus reported this project has been completed and all repairs required from 2025 inspections have been completed.

B) Lake Re-slopping / Lake 17 – Todd Reported that this year's re-slopping project at lake 17 has been completed as of March 20th, 2026.

C) Lake 64 Fence Option- Todd Rosenhaus stated he communicated with South Florida Water District asking if we fenced in lake 64 if that would negate the need to re-slop that lake. He was informed that it would not negate the requirement to re-slop lake because we would still be in violation of our lake permits. It was discussed by Board to find out alternative options at that lake like such as using riprap or bulkheads in certain sections.

D) Meadows Littorals- Todd reported that he has received a few complaints from Meadows residents about the plant material bullrush blocking the views of the lakes. He contacted our lake maintenance company Premier Lake Management asking for options for those types of littorals. Todd was informed by lake maintenance company that bullrush plant material was a littoral that is native to our area and are required to stay in lakes. Premier also informed Todd that bullrush grows to a mature height of about 5-7 feet and then stops growing. Premier did inform Todd that they bullrush is allowed to be trimmed but was not part of our maintenance contract. Premier quoted a one time trimming of the bullrush at lakes 44 and 52 in Meadows for $5,200. Premier reminded Todd that the bullrush will grow back to its mature height again in the near future. Motion was made by Karen Bevis to allow the trimming of the bull rush to take place on the following conditions, that cost be covered by Meadows HOA, that all work could only be conducted by MDPOA's contractor Premier Lake Maintenance company and payment must be made to MDPOA before work is started. This was seconded by Rose Wright. All were in favor. Motion passed.

7) Landscape Committee Report: Todd Rosenhaus reported that the landscape companies have strongly suggested to leave the plant materials damaged by cold weather for a few months to give them time to recover.

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8) Presidents Report: Laura Cardinale reported that a fire occurred at a home in the Heronwood HOA community and that it was most likely caused by a lithium battery. She suggested to remind homeowners to be aware of these types of batteries and to not leave them plugged in at all times.

9) Old Business:

A) Lakes – Signage - Todd Rosenhaus reported most community lakes have had the new No fishing / Beware of Alligators and No Trespass signs installed, with the exception of lake 17 and 24 in Coquina Cove. Those two will be completed in the near future.

10) Comments: Todd Rosenhaus reminded the Board that the Members Representative meeting will be on April 22nd at 1pm with Liz Bonan providing a DBPR approved continuing education class immediately following the Member Representative meeting.

11) Next Executive Meeting: May 27th, 2026, at 2:00 p.m.

12) Adjournment: Motion was made by Karen Bevis and seconded by Rose Wright to adjourn the meeting at 3:02 p.m. All were in favor. Motion passed.

Respectfully Submitted,
Todd Rosenhaus
Todd Rosenhaus, LCAM
Administrator

MARTIN DOWNS PROPERTY OWNERS ASSOCIATION, INC.

BUDGET VS. ACTUAL FOR MONTH AND YEAR TO DATE ENDING APRIL 30, 2026

OVER BUDGET

UNDER BUDGET

		CURRENT MONTH			YEAR TO DATE			ANNUAL BUDGET	
ACCT. NO.		ACTUAL	BUDGET	VARIANCE	ACTUAL	BUDGET	VARIANCE	BUDGET	AVAILABLE
50000	**TOTAL INCOME**	266,406.65	266,445.00	(38.35)	1,065,626.60	1,065,778.00	(151.40)	3,197,335.00	2,131,708.40
	SECURITY EXPENSES								
70200	SECURITY PAYROLL	101,088.91	98,092.00	2,996.91	372,177.32	392,367.00	(20,189.68)	1,177,100.00	804,922.68
70600	SECURITY OVERHEAD	1,204.86	1,223.00	(18.14)	4,819.44	4,892.00	(72.56)	14,675.00	9,855.56
71000	DISPATCH	104.09	142.00	(37.91)	416.65	567.00	(150.35)	1,700.00	1,283.35
71500	COMPUTER HARDWARE & SOFTWARE	0.00	11,250.00	(11,250.00)	6,200.00	45,000.00	(38,800.00)	135,000.00	128,800.00
	TOTAL SECURITY EXPENSES	**102,397.86**	**110,707.00**	**(8,309.14)**	**383,613.41**	**442,826.00**	**(59,212.59)**	**1,328,475.00**	**944,861.59**
	OPERATING EXPENSES								
72000	GATE MAINTENANCE	1,157.78	1,030.00	127.78	3,834.83	4,120.00	(285.17)	12,360.00	8,525.17
73000	BUILDING RESERVE FUND	833.37	833.00	0.37	3,333.48	3,333.00	0.48	10,000.00	6,666.52
74000	LANDSCAPE / RESERVES	22,054.28	24,250.00	(2,195.72)	90,191.67	97,000.00	(6,808.33)	291,000.00	200,808.33
75000	LAKE MAINTENANCE / RESERVES	66,955.00	60,833.00	6,122.00	244,570.00	243,333.00	1,237.00	730,000.00	485,430.00
76000	OFFICE OVERHEAD	32,366.47	33,333.00	(966.53)	121,616.38	133,333.00	(11,716.62)	400,000.00	278,383.62
76400	LEGAL FEES	1,125.00	2,083.00	(958.00)	4,347.84	8,333.00	(3,985.16)	25,000.00	20,652.16
76500	INSURANCE	29,002.43	30,417.00	(1,414.57)	116,009.72	121,667.00	(5,657.28)	365,000.00	248,990.28
79900	OPERATING EXPENSES	868.21	2,958.00	(2,089.79)	5,579.07	11,833.00	(6,253.93)	35,500.00	29,920.93
	TOTAL OPERATING EXPENSES	**154,362.54**	**155,738.00**	**(1,375.46)**	**589,482.99**	**622,952.00**	**(33,469.01)**	**1,868,860.00**	**1,279,377.01**
	NET ORDINARY INCOME	**9,646.25**	**0.00**	**(9,646.25)**	**92,530.20**	**0.00**	**(92,530.20)**	**0.00**	**92,530.20**
79999	GAIN/LOSS PROPERTY	0.00	0.00	0.00	0.00	0.00	0.00		
80000	DEPRECIATION EXPENSE	2,920.76	0.00	2,920.76	11,683.04	0.00	11,683.04		
		(2,920.76)	**0.00**	**(2,920.76)**	**(11,683.04)**	**0.00**	**(11,683.04)**		
		6,725.49	**0.00**	**(6,725.49)**	**80,847.16**	**0.00**	**(80,847.16)**		

MARTIN DOWNS PROPERTY OWNERS ASSOCIATION, INC. - WEST VILLAGES

BUDGET VS. ACTUAL FOR MONTH AND YEAR TO DATE ENDING APRIL 30, 2026

		CURRENT MONTH			YEAR TO DATE			ANNUAL BUDGET	
ACCT. NO.		ACTUAL	BUDGET	VARIANCE	ACTUAL	BUDGET	VARIANCE	BUDGET	AVAILABLE
50000	TOTAL INCOME	22,926.70	23,036.00	(109.30)	92,816.41	92,146.00	670.41	276,437.00	183,620.59
69000	TOTAL OPERATING EXPENSES	27,839.98	23,036.00	4,803.98	94,274.91	92,146.00	2,128.91	276,437.00	182,162.09
	NET ORDINARY INCOME	(4,913.28)	0.00	4,913.28	(1,458.50)	0.00	1,458.50	0.00	(1,458.50)

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MARTIN DOWNS PROPERTY OWNERS ASSOCIATION, INC. - WEST VILLAGES

REPLACEMENT FUNDS ENDING APRIL 30, 2026

31000	RESERVES	12/31/25	FUNDED	DUE TO/FROM	EXPENSED	INTEREST	LOAN BALANCE	4/30/26
	MDPOA							
30010	BUILDING RESERVE	20,418.94	3,333.48	0.00	-650.00	0.00		23,102.42
31010	LAKE RESERVE	1,012,346.02	200,000.00	0.00	-238,789.75	7,044.30		980,600.57
32020	LANDSCAPE/ TREE RESERVE	19,894.58	20,000.00	0.00	0.00	1.02		39,895.60
33010	CONTINGENCY RESERVE	81,039.59	0.00	0.00	0.00	0.00		81,039.59
		1,133,699.13	223,333.48	0.00	(239,439.75)	7,045.32		1,124,638.18
	WEST VILLAGES							
31010	ROAD RESERVE	119,960.58	25,000.00	0.00	(9,875.00)	13.48		135,099.06
32010	GATEHOUSE RESERVE	9,673.20	1,200.00	0.00	(2,530.00)	0.34		8,343.54
33010	WV IMPROVEMENT FUND	9,994.33	2,666.68	0.00	(5,775.00)	0.71		6,886.72
		139,628.11	28,866.68	0.00	(18,180.00)	14.53		150,329.32

MDGC to repay $61,440.65 to Lake Reserve

SHENANDOAH
Pipe Inspection & Restoration

MDPOA 2026 Drainage Inspection

The following lakes have been inspected:
17, 24, 62, 11, 10, 9, 8, 1, 2, 4, 3 5, 6, 12, 7, 55, 13, 14, 16, 50, 51, 52, 53, 54, 44, 48, 45, 59, 47, 46, 38, 35, 37, 46, 38, 35, 37, 46, 33, 42, 40, 43, 41, 39, 49, 36, 63, 19, 21, 22, 23, 20, 18, 58, 60, 61, 30, 29, 26, 27, 28, 25, 64

Recommendations:

WEST VILLAGES

1. Clean & TV one line from catch basin wv-1 to wv-2 at entrance way to West Villages, 367' of 18" cmp
2. Clean & TV one line from catch basin mc-1 to mc-2 at 4251 SW Mallard Creek Trail, 236' of 36" cmp
3. Clean one catch basin & attached lines from lake 12 to lake 13 at entrance way
4. Clean 2 catch basins & lake 2 to lake 4 on Sandhill Road
5. Clean 2 catch basins & lake interconnects under Sandhill Road from lake 11 to lake 6 on Sandhill Road
6. Clean 2 catch basins & attached lines at 2299 Bobolink Court
7. Clean 2 catch basins & attached lines at 3371 Bobolink Way
8. Clean 2 catch basins & attached lines under road at 4084 Osprey Creek Way

MONARCH CC

1. Clean 2 manholes & lake interconnects from lake 40 to lake 42 at 2166 SW Foxpoint Trail
2. Clean 2 catch basins & 1 manhole & attached lines at 1905 SW Bradford Place
3. Clean catch basin & line at 2080 SW Cimarron Court
4. Clean 2 catch basins & lake interconnects under Foxpoint Trail from lake 40 to lake 39 at 1884 SW Foxpoint Trail
5. Clean 2 catch basins & lake interconnects from lake 33 to lake 42 at 2111 Brookhaven Way

Todd Rosenhaus

From: Claire Liebert <liebertclaire60@gmail.com>
Sent: Thursday, April 30, 2026 4:27 PM
To: Todd Rosenhaus
Subject: MDPOA liaison

Claire Liebert
1543 Sw Springfield court
Palm City, fl 34990

I have lived in the meadows for a little over 9 years. During this time I have participated in various committees for the betterment of the community.

Currently I am on the Board of the Meadows as well as on the Landscape committee and am the representative from the Meadows to MDPOA Landscape . I was on Covenants but when I was appointed to the Board of the Meadows, I had to resign from Covenants.

Before i retired, I was the Assistant Director of education for juvenile justice for the State of New York. I was in this position for 15 years. I supervised the educational program for 33 facilities throughout the state. Prior to that I was a principal of a secured facility for juvenile offenders.

I have enjoyed participating in these various committees and I look forward to being able to assist MDPOA as the representative from the Meadows. I have learned a lot from being on these committees and hope to continue to learn more as time goes on.

Thank you for considering me for this position.

Ross Earle Bonan Ensor & Carrigan, PA

819 SW Federal Highway, Suite 302 \ Stuart, Florida 34994

Phone (772) 287-1745 **Fax (772) 287-8045**

DATE: April 24, 2026

TO: Board of Directors

FROM: Lea Moody \ Collections Department

RE: Pending Lien \ Martin Downs POA \ Travel Link, LLC – 3801 SW Greenwood Way

Our records indicate that notice of the Association's intent to foreclose its lien was sent to the above owner. Our records reflect that the forty-five days has since expired and full payment has not been received by our office nor have we been notified of any such payment from you.

Since the lien has not been satisfied the Association has two alternatives as follows:

1. Do Nothing \ Lien is in place to secure the Association's position. The property cannot be sold unless the lien is paid. An owners association lien is good for five years from recording and is a cloud on the title to the property. We will notify you before the five year time limit expires reminding you of the upcoming expiration and questioning further action on behalf of the Board at that time.

2. Foreclosure Suit \ If the lien amount is not paid, plus all attorney's fees and costs incurred, a judicial sale of the property could result. The progress of the case would depend on the response of the owner and the amount of any mortgage. The first step would be a title search to obtain a more detailed analysis of the encumbrances against the property.

   If you selected Option 2, please advise us if any tenants are residing in the home.

   _____ Number of tenants, if any.

A resolution of the Board of Directors is required to start a lawsuit and we request that the Association attach a copy of the resolution or minutes of the meeting to this authorization should it be the Board's desire to proceed with Option 2 referenced above.

Please have an officer of the Association sign below and **circle** the appropriate option above that the Association would like for our office to take. Our office will calendar according to Option 1 absent any type of written response to this memo and no further action will be taken by our office at this time.

_____ _____

Officer's Printed Name Officer's Signature

_____

Date

F:\Collection Files\Martin Downs POA\Travel Link LLC\travel.3801-opt.doc