

**MINUTES OF THE SEDONA PHASE 1 HOA**  
**BOARD OF DIRECTORS MEETING**  
**WEDNESDAY AUGUST 24th, 2022**

The Board of Directors of the Sedona Phase 1 Homeowners' Association held their Board Meeting on Wednesday, August 24th, 2022, at 6:00 p.m. at the 811 Mabbette Street Kissimmee FL 34741.

Present were Board members, Zuleika Marin, Cheron Senter and Annie Mujica (Via Conference call). Also present was Mark Hills, L.C.A.M. of Association Solutions and a few homeowners.

**Call to Order**

A quorum being present, with 3 of 4 board members present the meeting was called to order at 7:04 p.m. by Cheron Senter.

**Review and Approval of Minutes**

The Board reviewed the minutes of the July 21<sup>st</sup>, 2021, board meeting. Cheron Senter motioned to approve the minutes as presented. Zuleika Marin seconded the motion, and it was carried unanimously.

**Financial/Management Reports**

Mark Hills reviewed the June 2022 Financials with the Board. Upon motion duly made by Cheron Senter and seconded by Annie Mujica, the June 2022 Financial Statements were unanimously approved.

**Old Business**

None for this meeting.

**New Business**

**Budget 2023:** Mark Hills gave a line-by-line explanation for the 2023 budget. The board then discussed in detail. Cheron Senter motioned to approve the 2023 proposed budget as presented setting the 2023 assessments at \$500.00 for the 2023 fiscal year. Zuleka Marin seconds the motion, and it is carried unanimously.

**Bulletin Board:** The Board asked if a price could be obtained for a notice board by the mailboxes.

**Newsletter:** The Board asked that a newsletter be sent out.

**Mailboxes:** The board requested that the mailboxes be cleaned. Mark Hills said he would arrange permission from the post office to get this carried out.

**Date of Next Meeting**

The date for the next meeting, which will be the Annual meeting, will be arranged later.

**Open Forum:** The floor was opened to owners for questions and comments, and all were addressed.

**Adjournment**

There being no further business to discuss, Cheron Senter motioned to adjourn, and this was seconded by Zuleika Marin. The meeting was adjourned at 7:51 p.m.