

ORANGE TREE MASTER MAINTENANCE ASSOCIATION, INC

Meeting of the Board of Directors Agenda

Orange Tree Recreation Center 7201 Woodgreen Drive Orlando, Florida 32819

Wednesday, April 15, 2026, begin 6:30 – 8:30pm

- I. Call to Order**
 - a. Establish quorum.

- II. Secretary's Report**
 - a. Approval of the meeting minutes for March 2026

- III. Treasurer's Report**
 - a. Presentation of financial statements
 - b. Year end Audit Report
 - c. OTMMA Bank Visa Ozark (managed by Leland) Credit Card Account Signer - Vote

- IV. President's Report**
 - a. **Legal / Litigation** – Settlement Agreement signed for one item, 3/25/2026, future mediation TBD
 - b. **Back Gate Loop Detectors**

- V. Manager's Report**
 - a. Wallace Fence Repair – Complete
 - b. OT Website Updates – Complete
 - c. Turkey Lake Loops – Complete
 - d. Conservation area restoration - Complete
 - e. Annual Tree Trimming All Associations – Complete
 - f. Pickleball Court Fence Repair – Complete
 - g. Last employee appraisal week of 4/13/2026
 - h. Missing pickets behind GV / Phase I – Quote received
 - i. Basketball Court fencing damage – Quote in process
 - j. Click2Enter comparative quote - In process
 - k. Umbrella stands – In process

- VI. Sub Association Appointee's Reports**
 - a. Estate Homes
 - b. Golf Villas
 - c. St. Ives

- VII. AR Committee Report for review**

- VIII. Social Committee**
 - a. Garage Sale April 11th!
 - b. Easter Egg Hunt and Bunny Visit
 - c. Bingo bi-monthly

- IX. Landscape Committee –**
 - a. Landscape Status – In process
 - b. Ivy at St. Ives wall- Complete at N/C by Git-er-Dun

- X. Unfinished Business**
 - a. Website Updates – Complete
 - b. Maintenance building shelves need replacement – Assessment in process
 - c. Paving Committee - Vote
 - d. Paving Tasks and General Timeline
 - e. Code of Conduct and Ethics – Signatures in Process
 - f. Missing pickets behind GV/Phase 1 - Vote

- XI. New Business**

- a. Pump 2 replacement – In process, GV / OTMMA shared – Vote
- b. Pool chemicals dispenser - Vote
- c. Review out of date driver's licenses, oldest gate cards
- d. Sheriff's Department Feedback: golf carts, trespassing, stop and speed signs
- e. Pinemount easement use
- f. Git-er-Dun Equipment Storage - Vote

XII. Other Board Business

XIII. Open Forum-Homeowner Comments

XIV. Adjournment