

**Manhattan Townhomes
Board of Directors Meeting
NOVEMBER 8TH 2025
Carrollwood Cultural Center
4537 Lowell Rd Tampa Fl
Meeting at 10am**

1. Call to Order
2. Proof of Notice of Meeting - Provided
3. Approval of July 12th , 2025, Minutes - approved as written
4. Financial Reports and Collections - This was reviewed during the budget meeting.
5. Unfinished Business
 - Security Cameras and Gates - Gate is not allowed without a full quorum vote. Elected to NOT proceed at this time due to cost. Will review again each qtr.
 - Pool Company- Pool Troopers - \$662 per month - Approved and signed at meeting due to issues with DocuSign
 - Termites – Truly Nole \$16,900 - approved. Contract signed and authorization to install given
 - Security Cameras - \$13,850 - Elected to NOT proceed at this time due to cost. Will review again each qtr.
 - Pool furniture – Purchase approval - \$2,500 - Pending purchase in beginning of 2026
 - Ponds and drainage - Still some uncertainty here. Will try and find a vendor to review and provide guidance for the review due this year.
6. New Business
 - Resealing of the parking and roads - Will continue to review quotes and resolve questions. Would like to have completed in 1st qtr 2026
8. Homeowner Questions/Comments Regarding Agenda Items

- a. Owner of 4467 and BOD discussed the current litigation against him (before any other residents were in the room). BOD agreed to discuss options with the HOA Attorney
- b. Resident arrived to discuss issues with receiving notices. Magda is researching

Adjournment.