

## MEADOWS HOA ANNUAL MEETING JANUARY 27, 2022

President Wayne Stefani called the meeting to order at 4:02 pm in Activities Room A.

Secretary Susan Kane called the roll: Present were Wayne Stefani, Nancy Raczka, John DiTusa, and Gary Wright.

The minutes of the January 28, 2021 meeting were approved.

### **President's Report: Wayne Stefani**

Welcome everyone! We've made it through another difficult year for the most part unscathed. Meadows operations have gone very smoothly for the most part. We have a very able and cooperative board that works very well together. Negotiations are ongoing for renewal contracts for mulch, landscaping and lawn maintenance. There were glitches and delays periodically which were mainly attributable to the Covid pandemic. Due to delays, shortages and staffing and with materials costs and fuel increases, I think we will see modest increases in our service contracts this year.

After reading and digesting all the info in the "Amended and restated declaration of covenants, conditions and restrictions for Herons Glen" and "The proposed amended and restated bylaws of Herons Glen Homeowners' Association, Inc.," we have become aware that we need to update and/or change The Meadows of Herons Glen bylaws and other official documents in order to align and/or not conflict with the Herons Glen documents. There is some redundancy in these documents which need to be corrected. Therefore we, The Board of The Meadows of Herons Glen, will be working on this difficult project for the next months or longer.

We are, and have been, discussing when we will need to think about repainting our homes. Right now, the homes in the Meadows look very good so hopefully we'll be able to last another couple of years. This is a major financial project and we have been working to build our reserves to the point where we will have the money to paint without a special assessment.

Each of our Board members will present a more detailed report on finances, landscaping, communications and general Board activities. At the end of this general, annual meeting, the Board will be holding an executive meeting to select officers for the 2022-23 year.

Thank you to all the board members, past and present for your hard work and thank you to all the residents for your support and patience with us.

Respectfully,  
Wayne Stefani  
President, The Meadows of Herons Glen

### **Treasurer's Report: Nancy Raczka**

The financial report as of November 30, 2021 is attached. There has been a huge delay with the accounting folks here at Herons Glen and the December report is not out yet. As of November, 2021, we are \$1879.00

ahead of our budget. In anticipation of inflation and increasing costs of items like house painting, \$6500 was moved to Capitol Reserves which is \$1500.00 per quarter more than previous year's budget.

## **Communications Report: John DiTusa**

In an effort to consolidate and streamline the inclusion of information, any resident who has something that they would like to have in the newsletter should send it to Wayne Stefani one week prior to the meeting. Wayne will then forward this to John DiTusa.

The schedule for the Annual Meeting for 2023 will come out in March of this year.

Mary Wright will continue to deliver welcome packets to any new residents who will then complete email information and forward to John DiTusa.

## **Landscape and Grounds Report: Gary Wright**

Overall, the lawns are looking good. Orkin has been able to eliminate many of the weeds. There are some nasty, woody weeds that Orkin has been unable to kill, if everything is killed then you need to re-sod. We have been monitoring the irrigation and have determined by measuring water amounts that two, ¼ inch waterings (or 0.5" of water) is enough to sustain healthy grass. Weedless lawns with a CLIS ½" watering minimum will work.

I'm having Mateo change his trimming procedure. We started with twelve homes in November. I've been here four years and trimming has been what I call a V trim. Some bushes do not receive sun on bottom, thus no leaves and stems only. If he trims tops narrower, sun will promote growth at the bottom. I call this an A trim. I'm sure some have already noticed the change he has implemented. I ask for your patience as this entire process will take anywhere from eighteen months to two years to complete. Some bushes now at corner of tops are trimmed tightly but will fill in especially during Spring months and Summer. More aggressive trimming will be completed in April/May. Many of the hibiscus plants, which were original to the landscapes, are woody and no longer blooming and some are being removed and replaced with new plantings. I would encourage you to consider this so that we can maintain healthy looking landscapes. Hard cutting of Jatropha trees will be done to open them up so that more growth in the middle will occur.

Mateo has proposed that tree trimming of the large palm trees and Pygmy date palms (pygmy date palms are cleaned every time he trims if needed but the hard trim will be done during April and November) be consolidated into two times a year; April and November, and this should be accomplished in one week versus the scattered trimming schedule that currently exists. Mateo will continue trimming of shrubs etc. eight times a year but individual palms, per resident request, will be done two times a year on a schedule to be determined. When the trimming schedule is consolidated to twice a year, a savings of \$5.00 per tree for residents will be available. I'm sure to get all trees on the same schedule will take some time. That being said, until all trees are on a consolidated schedule, prices will remain the same at \$35 per queens and regular price for balance of palm types.

The poinsettias were disappointing this year, there were white spots on them which I believe was a fungus. The extremely high winds on December 21st tore them up and some have already been removed. There is \$315.55 in the poinsettia fund. Christmas decorations are all good and no new decorations are needed.

The gutters, soffits and downspouts are riddled with oxidation in many areas. Dirt from the roof tiles washes down and mixes with water in there and creates the "tiger stripes" that many of you have noticed. Two years

ago, we had Mold Manglers in to wash all of them with a poor result. Several residents have experimented with Mold Armor (Home Depot) on their pool cages and this has been successful at removing the green and black areas on those but it has not been tried on gutters yet. It was noted that CLR and Rust B Gone have been successful in the removal of orange stains from irrigation on houses. Full strength applications have resulted in the removal of house paint however, so a 50/50 solution application was advised. We will make an attempt to find an acceptable solution for cleaning our gutters.

Wayne Stefani spoke with Steve's Painting regarding house painting and in 2015 a quote of \$60,000 or \$1200 per home was given. In 2021, \$90,000 or \$1765 per home, so an increase of \$30,000.

Roof cleaning by Steve's Painting quoted at \$265 per home in 2019, 2021 quote was \$ 322.

Gutter cleaning in 2019 quoted at \$55, in 2021, \$65.

Mateo is also doing sod laying for residents, if anyone is in need of any sod, contact Gary Wright.

## **Old Business – NONE**

## **New Business**

**Meadows Picnic-** Consensus of residents present agreed to postpone it for one more year due to the ongoing pandemic. Motion to postpone was accepted, seconded, and passed.

## **Miscellaneous Business**

**New Information-** to streamline the process, any resident with information that they wish to distribute to The Meadows will go to Wayne Stefani via email or a phone call. Wayne will then pass this to John DiTusa for disseminating to the residents.

**Anticipated Increases for Landscaping and Grounds** – due to increasing labor, fuel and insurance costs, residents of the Meadows should anticipate close to a 10% increase from Mateo Landscaping. We currently have no service contract with Orkin. They bill us on a monthly basis, but we have not had an increase in their service since they began. Southeast Spreaders broke their contract by jumping their price 4% or \$540.00. Additional bids for mulch and spreading will be secured by Gary Wright, and it was noted that we do not need to take the lowest bids. Multiple bids on different products such as pine bark chips and pine straw as alternatives to mulch will also be explored. It was noted that forty bags of mulch per house is not enough but the issue is the cost of mulching potentially two times per year. Mulch damage occurs over the summer by Robert's mowers and weed whackers and it was noted that the bed sizes are increasing.

**Changes to bylaws and covenants** – FL state law indicates that you have thirty years to preserve the incorporation of your covenants and bylaws in order for them to retain their validity. The documents of the Meadows were completed in 2004/2005 so we need to formulate a plan to address this. An attorney will need to be contracted for an examination and revision of our Meadows documents. The financial implication of this was discussed, noting that we currently have \$1500 budgeted for an attorney for next year. A special assessment (estimate of \$160 per household) was discussed versus increasing dues to cover attorney fees. It was noted that if dues are increased, it never goes away or is reduced. Suggestions were presented to leverage existing relationships that the HOA has with current attorneys. Another suggestion was to have J. DiTusa send out an email to Meadows residents to determine if anyone is an attorney or a paralegal and would have an interest in

working with an attorney. President Stefani was asked to see if he could explore what the residents of Solana and The Fairways have done or are doing to address their covenants and bylaws. An additional suggestion was to form a resident's committee and ask for those who would be interested and/or qualified to assist with completing this project. A payment schedule would also need to be determined with an attorney so that The Meadows could address how to fund this project, realizing that an assessment may need to be made.

**Roof Color-** recent inspection of a resident's roof indicated that the roof tiles did NOT need to be replaced but could be prolonged by having them cleaned and painted. The question of identifying and selecting the paint color for roof tiles was raised and it was determined that the ARC Committee would need to be involved as well as the HOA. Mary Wright will inquire with the HOA regarding the proper procedure.

The fading of the caulked areas on the new roofs was raised and the question of whether the ARC Committee is aware of this was also raised.

**Next Board Meeting-** February 17, 2022@ 3:30 in the HOA Conference Room.

**Meeting adjourned at 5:20pm**

Respectfully submitted,

Susan Kane  
Secretary