

MEADOWS HOA BOARD MEETING

April 21, 2022

President Wayne Stefani called the meeting to order at 3:35 p.m.

Roll Call: Treasurer Nancy Raczka called the roll. Present: President Wayne Stefani, Treasurer Nancy Raczka, VP of Communications John DiTusa, V.P. Landscape Gary Wright. Susan Kane had an excused absence.

Approval of Minutes: The minutes from the March 17, 2022 Board meeting were approved by all present.

President's Report: Wayne Stefani

Steps have been taken to begin the process of amending our by-laws and covenants. A couple of residents have volunteered to assist the board in this formidable task. A three-year contract for landscaping services by Juan Mateo has been agreed to and signed by both parties. Gary Wright has been looking into other options for lawn care as well. However, no decision has been made in that regard. Our finances are solid and should be fine going forward.

As I stated in an earlier email to the members of the board, I am retiring/resigning as a member of this board effective at the conclusion of this meeting. It has been a pleasant and gratifying experience working with all the board members present and past. Hopefully someone will step up to fill the vacancy soon. I would hope that the vacancy will be filled before going into the summer hiatus, like possibly today. As I understand them, the current by-laws allow for the board to appoint and approve a replacement on the board to serve the remainder of the current officer's term.

Thank you all for your cooperation, hard work and friendship. It has been a true pleasure working with you.

Respectfully submitted,
Wayne Stefani
President, The Meadows of Herons Glen

Treasurer's Report: Nancy Raczka

As of February 28, 2022, we have \$142,290.43 in total assets. We are \$2,052.00 better than budget which is being held in operating cash.

Landscape Report: Gary Wright

Landscaping Services: A three-year contract with Juan Mateo has been signed by both parties.

Mulch: We have received a \$10,119.83 mulch estimate from Southeast Spreaders. The estimate is 3.3% higher than last year. A few other companies have been contacted for bids: Everglades which is who the HOA uses for pine straw and Club Care which is who the golf course uses for pine straw.

Fertilizer and Pesticides: Orkin recently sent an invoice that was \$370 (14.5%) more than the previous billing. Gary worked with them to reduce the invoice back to what we have been paying, \$2550. A bid from True Green has been obtained. The bid is lower than the current charges from Orkin. The True Green pricing looks attractive but more research is required to determine if the services is equivalent to Orkin. The True Green pricing would be fixed for a year, the Orkin pricing is month to month.

Communications Report: John DiTusa

John asked that two weeks before the next meeting he would like to status of the By Laws work and the budget.

Old Business

Covenants and Bylaws:

Nancy reported that she received the letter from Attorney Hart detailing the arrangement that was discussed in February. There are six people that have volunteered to be on the ByLaw revision committee: Nancy Raczka, Mary Wright, Susan Kane, Ellen Lighthall, Maryann McLean and Barb Mackey. Nancy will lead the ByLaw committee. She will assemble the team who will begin working on the revisions over the summer. Nancy suggested that the bylaws be split up and reviewed by each of the members of the committee until all sections

have been reviewed by the whole committee. Once the committee has concurrence, the board will have time to review them and come to concurrence. Once all committee members and board members have concurrence, work with Attorney Hart will begin. This is not projected to occur until October. Nancy will respond to Attorney Hart's letter with the boards intention to work with him in the October 2022 timeframe.

New Business:

Wayne made a motion to appoint Mary Wright as the interim president. Nancy seconded, and the motion was approved. The board will work together to find a permanent president.

Mary Wright notified the board that a member's meeting is required to review the budget. The meeting should be in early September. Nancy acknowledged the requirement and will prepare the necessary paperwork in advance.

Next Meeting: To be scheduled for September 2022.

Meeting adjourned @ 4:35 pm.

Respectfully submitted,

Nancy Raczka
Treasurer, Acting Recording Secretary