

MEADOWS BOARD MEETING

April 20, 2023

Vice President of Communications John DiTusa called the meeting to order at 3:30 p.m.

Roll Call: Secretary Susan Kane called the roll. Present: President Mary Wright, Excused, Treasurer Nancy Raczka, VP of Communications John DiTusa, V.P. of Landscape Mary Pickett all present.

Approval of Minutes from Meadows Board Meeting 3/16/23

Minutes approved as read, all in favor.

President's Report as read by Vice President of Communications John DiTusa

For those of you who signed up to have your roof cleaned, it is scheduled to start May 4, weather permitting. Next year we will make sure it is done earlier.

We have just received the final rewrite of the Covenants, By Laws and Articles of Incorporation from the Attorney. We will wait until the fall when everyone returns to get the documents to all the residents along with a ballot for voting. The Board plans on hand delivering the documents to save money. The Board will answer any questions after everyone has had a chance to read them.

This is our last scheduled meeting until October 19. If an emergency arises, we will have a special meeting. You can reach any of the Board members by email or phone if need be. If you have a landscaping issue, please do not call Mary Pickett, email only.

For those of you traveling North, be safe and we will see you in the Fall.

Respectfully Submitted.

Mary Wright
President

Treasurer's Report: Nancy Raczka



April 2023 Board
Meeting Treasurers R

Budget: At the close of February, the Meadows was \$1123.00 over budget.

Revenue from BMO Harris Bank CD Value as of 4/13/23 is \$100,859.90. We have made \$859.00 on this investment already.

HGRD monthly Accounting Fees will increase by \$37.81 for a total of \$382.22 in October of 2023. The Board of Supervisors and HGRD met and reviewed all of Herons Glen associations and sub-associations and divided up these areas by the number of residents residing there and factored in the time spent by HGRD staff to complete the accounting. The new accounting fees were determined by these resident numbers, so there was an 11% increase; 3% is a normal increase and 8% was added to make up the difference to arrive at the 11%. Because the Meadows has fewer residents than Solana and Fairways, our accounting fees are less than theirs. We have a signed contract with the HGRD for these fees.

The Articles, Bylaws and Covenants project with Attorney Hart has been completed. Just to remind Residents, these had not been updated and reviewed since their inception in 2004. The total cost for Attorney Hart for this project is \$2850.00, \$1500.00 was already paid in December of 2022. The proposed changes and amendments will be sent to the Special Committee for their review over the summer and their comments will be submitted to the Board. Once the final documents are revised, these will be hand delivered to residents in the fall in an effort to save on mailing costs. Attorney Hart will provide voting ballots for us and residents are reminded that we will need at least forty-one votes to pass these amendments. When voting is complete, Attorney Hart will file these documents in Lee County.

Next Year's Budget will be created in July of 2023 and distributed to Board Members. Our invested monies in the CDs will enable us to use our reserves for budgeting, so the goal is to keep it the same. Using pine straw will keep the budget the same for next year while using mulch would be a huge increase to the budget. The Orkin budget is currently \$2500.00 every other month and the plan is to add 5% to it for next year as our contract expires at the end of August.

Landscape and Grounds Report: Mary Pickett

Contracts for pine straw, mulch, and Orkin are under review.

The proposed contract for pine straw is \$8,402.50 which includes spreading and reflects an increase of 150 bales to cover the shortages that were noted last year.

The proposed budget for cocoa brown mulch is \$12,937.00 which includes spreading and an increase of 300 bags to cover reported previous shortages per household.

The difference in the budget between pine straw vs mulch is \$4535.48 or a \$352.00 increase per house.

The Board voted unanimously in favor of Pine Straw for the Meadows for 2023.

Southeast Spreaders will be contacted immediately for a spreading date and follow up regarding an improvement in the quality of the straw being spread this year.

Further Action Needed: *1. Review of Orkin contract with goal of increasing it to 2 years or 18 months by, outcome to be provided to Raczka for budget formulation by July 1st. 2. Pine Straw Install date 3. Mateo to provide three- day window for trimming schedule so residents can be notified in advance and prepare landscape areas by removing hoses and landscape lighting etc.*

A special thank you was given to VP Pickett for assuming responsibility for landscaping and dealing with multiple complaints and issues.

Communications Report: John DiTusa

Mold Manglers will commence with the roof washing on May 4th. Nance Raczka was complimented on managing resident requests for this service. There are seven residences that will have their roofs washed.

New Business:

Documents from the Covenants, Articles and Bylaws review project will be sent to the Board electronically for their review with a targeted distribution to residents for voting in the fall.

Next Meeting October 19, 2023@3:30pm in the HOA Conference Room.

Meeting adjourned at 4:20 p.m. by Vice President of Communications John DiTusa.

Respectfully submitted,
Susan Kane,
Recording Secretary