

# MEADOWS BOARD MEETING

## April 18, 2024

President Mary Wright called the meeting to order at 3:30 p.m.

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

### **Approval of Minutes from Meadows Board Meeting 3/21/2024**

Stand approved as read.

### **President's Report**

It's that time of the year when most of our residents will be leaving for the summer. Remember to have a reliable person watch over your home while you are gone. Also give the main HOA Office the name and contact information of that person.

We will be sending out emails in September asking if you want your roof washed next January.

Also, we will be sending information on house painting that will be started next February. We will send out the list of colors available and ask you to decide the color. We will send out a list of what color each home is currently painted in case you don't know. You can have your front door painted but only the trim color. Several of us have painted our front door an accent color. Those doors will not be painted and paid for by the Meadows HOA. There will be more information and instructions coming.

Have a great summer.

Mary Wright  
President Meadows HOA

### **Landscape Report: Mary Pickett**

- ◆ Mateo should be here in May.
- ◆ There has been one resident complaint regarding property damage, it has been addressed and repair is pending.
- ◆ Bills from TruGreen and Mateo will now have a two-step verification process prior to payment; work will be confirmed by Mary Pickett, Nancy Raczka will be notified by Mary P of completion, then Sherry will be notified that it is okay to pay for the services.

**Treasurer's Report: N. Raczka**

<b>April 2024 Meadows Annual Meeting - Treasurers Report</b>			
<b>Meadows Financial Report</b>			
<b>As of February 29, 2024*</b>			
	<b>As of February 29, 2024</b>	<b>As of January 31, 2024</b>	<b>Comment</b>
Due from Herons Glen Accounts Receivable	-\$174.42	\$290.16	
FineMark Capital Reserve	\$19,760.05	\$19,744.36	
FineMark Operating Cash	\$33,321.04	\$33,239.74	
BMO Harris CDs	\$104,858.38	\$104,461.50	
<b>Total Assets</b>	<b>\$160,938.92</b>	<b>\$161,700.05</b>	
* March 2024 Financials are not yet available			
<b>Invoices and Upcoming Expenses</b>			<b>Comment</b>
Accounting Services	\$382.22		Within budget
Landscaping - Juan Mateo	\$2,550.00		Within budget
Tru Green	\$2,373.33		\$420 under budget
Attorney Hart - record new governing documents	\$420.00		\$580 under budget
Annual Report Filing Fee	\$61.25		Within budget
<b>Transfers</b>			<b>Comment</b>
To Capital Reserve	\$1,017.96		In April 2024
<b>Other</b>			

At the end of February 2024, the Meadows was \$2,086 better than budget primarily due to a skipped Tru Green treatment.

- ◆ The fee from Attorney Hart for the Bylaws and Articles of Incorporation project was \$420.00, \$580.00 under budget.
- ◆ We will have one CD maturing in August and we will need those monies for painting so options for where to place these monies will be explored; either in a money market or a short term CD.
- ◆ The proposed Budget for next year will be completed in the July timeframe, at that time we should have a quick Board Meeting via telephone to review it.
- ◆ In order to fund the next house painting project (slated for 2034), it is likely that we will have to increase the monies in our Capital Reserve. This may result in a fee increase to the residents which we have NOT had in three years.

**Communications Report: J. Lighthall**

- ◆ No issues or resident changes reported

**Old Business**

None

### **New Business**

- ◆ Motion made by M. Wright, Seconded by N. Raczka, to accept the painting contract with Steve's Painting. *All in favor.* Signing the contract now enables us to lock in the paint price and avoid an increase in the new year.
- ◆ A painting summary document will be sent out with the minutes, emphasizing that the price for painting is dependent upon all residents adhering to the scope and pre-requisites of this project.
- ◆ A document with current owner's names and existing paint colors will be sent to residents this summer.
- ◆ Mold Mangers for roof washing need to be contacted now so that we may reserve the time for this prior to having the houses painted.
- ◆ Governor DeSantis is proposing new laws affecting homeowners who are members of Homeowner Resident Boards. Some of these proposed changes include the Boards having to provide handwritten or digital copies of documents. Any meeting minutes will have to be kept in perpetuity. If Governor DeSantis signs this, it will go in to effect on July 1, 2024. M. Wright will continue to research this and report back to the Board.

*Next Meeting October 17, 2024 @3:30 in the HOA Conference Room off of the Lobby in the Clubhouse.*

**Meeting Adjourned @ 4:20 by President Mary Wright**

Respectfully submitted,  
Susan Kane  
Secretary