

MEADOWS BOARD MEETING
December 21, 2023

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, VP of Communications John DiTusa, V.P. of Landscape Mary Pickett all present.

Approval of Minutes from Meadows Board Meeting 11/16/23

Minutes approved as read, all in favor.

President's Report

Most of the residents have returned to the Meadows. Welcome back.

I don't have anything new to report. Everything seems to be running smoothly.

A reminder that roof washing for those who have signed up is scheduled to begin January 3. Please let John Di Tusa know if you want to be included.

A big thank you to Sue Kane and Nance Raczka for planting the Poinsettias. Another thank you to Sue Kane for putting up the Christmas decorations (with a little help from me). Next year we will have the Snowman back with lights on the garland and trees.

After the first of the year Board Members will be going door to door to hand out the proposed Covenants, Articles of Incorporation and By Laws for the Meadows. We will explain the changes and updates. In doing a door-to-door distribution we are saving money on postage and can answer your questions. We will have to mail a few packages to residents who are not here.

The permit for the Meadows electrical sign was delayed until the HOA could confirm that it was a permitted sign. Joyce had to do a lot of research to find this information since the Developer never left any documents when they finished their work in Herons Glen. Lee County has now issued the permit but now the contractor is waiting for LCEC before they can get started. Hopefully we will have lights by next Christmas.

Remember the Meadows Annual Meeting will be in the HOA Conference Room off of the Lobby in the Clubhouse January 25, 2024 at 3:30 pm.

Merry Christmas, Happy Chanukah and Happy New Year to all.

Respectfully,

Mary Wright
President

Treasurer's Report: N. Raczka

Meadows Financial Report			
As of October 31, 2023*			
	As of October 31, 2023	As of September 30, 2023	Comment
Due from Herons Glen Accounts Receivable	-\$416.70	-\$880.00	
FineMark Capital Reserve	\$18,679.23	\$17,631.75	
FineMark Operating Cash	\$34,881.17	\$34,717.16	
BMO Harris CDs	\$103,320.30	\$102,566.50	
Other		-\$1,585.84	
Total Assets	\$162,812.35	\$152,449.54	
* November 2023 Financials are not yet available			

Invoices and Upcoming Expenses			Comment
Accounting Services for November 2023	\$382.22		Approved
Landscaping - Juan Mateo November 2023	\$2,550.00		Approved
Meadows 2022-2023 Federal Tax	\$1,014.00		Approved
Transfers			Comment

Other

At the end of October 2023, the Meadows was \$298 better than budget.

The revised Articles, By Laws and Covenants have been finalized and will be distributed for voting in January.

The new Orkin/TruGreen charge every other month is \$2,692.79, roughly an 8 % increase. The budget assumed an 11% increase.

Landscape Report: M. Pickett

Orkin has transitioned their lawn service to TruGreen.

A meeting with the representative from TruGreen will be scheduled as soon as possible.

The price will remain the same as Orkin's until the close of 2024 for the same services.

Our goal is to secure a contract (we did not have one with Orkin) and get a service schedule from them.

TruGreen will provide their first service on Saturday, December 30th, 2023.

It was noted that Mateo did a good job on the tree trimming.

Communications Report: J. DiTusa

Confirmation that the notice for the Annual Meeting (1/25/24@3:30) will be sent out to residents fourteen days prior to the meeting.

Updated resident lists will be sent out following the Annual Meeting due to the recent sale of homes in the Meadows.

Old Business

Articles, Bylaws and Covenants project is on track for distribution to residents following the Annual Meeting. The two documents for review by the residents are nearly completed. The Board is currently exploring the best avenue for distribution of these written materials, with a focus on the cost of copying and mailing for those residents who are not currently in The Meadows. N. Raczka will explore the cost differences for copying between Staples and our HOA. ***39 out of 51 homes VOTING are needed to approve these documents that were reviewed by the Board and Attorney Hart.***

Roof Washing is scheduled for January 3, 2024, with seven houses on the list.

House Painting will not occur in 2024. Sherwin Williams paint will be used and we will begin securing estimates as the time draws closer.

New Business: None

Next Meeting is our ANNUAL MEETING January 25, 2024@3:30 in the HOA Conference Room off of the Lobby in the Clubhouse.

Meeting Adjourned @ 4:35 by President Mary Wright

Respectfully submitted,
Susan Kane
Secretary