

MEA
DOWS HOA BOARD MEETING
February 17, 2022

President Wayne Stefani called the meeting to order at 3:29 p.m.

Roll Call: Secretary Susan Kane called the roll. Present: President Wayne Stefani, Treasurer Nancy Rackza, VP of Communications John DiTusa, V.P. Landscape Gary Wright.

Approval of Minutes: The minutes from the January 27, 2022 Annual meeting were approved.

President's Report: Wayne Stefani

To the board and residents of the Meadows,
Welcome everyone. Since we last met, little has changed. We've had some unusually cold weather which did minor damage to some of the more delicate palms and shrubs. Our neighbor to the north recently cleared their fence line removing some malealuka trees some of which fell into the drainage ditch along our northern perimeter. The HOA manager has been notified but to date the trees have not been removed. It is feared these trees may impede drainage during the rainy season. I will contact the HOA manager to see if there is any action being taken about this problem.

As discussed at our last meeting, we will need to review and amend our bylaws in accordance with current rules and regulations. I have met with two of the Fairways Board members to discuss this since they will be doing the same. They are willing to work with us which could possibly save us some money and time by sharing legal expenses etc. I have also sent an email to one of the Solana Board members asking if they would share info on the process since they recently reworked their bylaws etc. Since this email was sent very recently, I have not had a reply to date. I will share any info as I get it.

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

Treasurer's Report: Nancy Raczka

As of December 31, 2021 Our total assets are \$149, 860.66. We are approximately \$1,800.00 over budget on average. A brief explanation of Meadows billing was explained. All bills go to the HGRD, two Meadows Board members are required to approve anything. Lynn Garcia signs the checks, if she is not present, Treasurer Raczka signs them. It was noted that Fine Mark Bank is used.

Communications Report: John DiTusa

There has been a question about two residents not being on the notification list. One resident was incorrectly listed out of alphabetical order but was, in fact present on the list. The second resident is a new resident, but the HOA has not notified VP DiTusa that this resident has moved in. The list will be updated once the notification from the HOA is received.

Landscape Report: Gary Wright

Orkin is coming soon to treat the lawns. A question was raised regarding what residents need HOA approval for in their front yards. Residents need to submit for HOA approval if a major redo of front lawn/yard areas are being done.

Old Business

M. Wright met with Joyce Gillespie and reported that roof painting of existing tiles is permissible. Roof colors are left to the discretion of the Meadows Board. The Board has to approve the color which must match the existing color now, then the request is forwarded to the HOA.

It was noted that the Florida state statute dictates that we, as a sub-HOA, have to have an ARC (architectural review committee). Currently the Meadows Board functions as the ARC. Our current covenants indicate that we can have stricter rules than the main ARC, but we can not have less strict rules. Our current process has had a Board member signing any ARC requests which were then forwarded to the HOA. It was noted that there has to be some relationship between the sub-ARC and the main ARC.

A motion to form a two-person ARC Committee for the Meadows comprised of Board members John DiTusa and Gary Wright was made, seconded, and passed.

The procedure for the Meadows ARC now will require contacting DiTusa and/or Wright, then the request will be forwarded to the main ARC.

The decision with how to proceed with the Meadows Covenants was tabled until further research and examination of the existing covenants can be done.

New Business:

None

Next Meeting: March 17, 2022 HOA Conference Room@ 3:30 pm.

Meeting adjourned @ 4:15 pm.

Respectfully submitted,

Susan Kane
Recording Secretary