

MEADOWS BOARD MEETING

February 15, 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, VP of Communications John DiTusa, V.P. of Landscape Mary Pickett all present.

Approval of Minutes from Meadows Board Meeting 1/25/2024

Stand approved as presented.

President's Report

The presentation of the rewritten governing documents for the Meadows HOA went extremely well. Thank you for being open and understanding and for submitting your ballots in a timely manner. We did get enough votes to accept them. We mailed a few to residents not here and want to make sure they have reviewed them before we proceed with filing them.

The roof washing went well again this year. Thanks to John and Nancy for coordinating it.

Our annual Meadows Picnic will be held March 2 at 3PM in the Via Athena cul-de-sac. We will have an update on an exact location. Athenian residents please bring a salad or desert. Via Athena an appetizer or entrée. In years past we have had a great variety an plenty of food. We will need tables, let a Board member know if you can supply one. Bring your drink and chairs, everything else is supplied. It's fun, hope to see you all.

Mary Wright
President Meadows HOA

Treasurer’s Report: N. Raczka

February 2024 Meadows Annual Meeting - Treasurers Report			
Meadows Financial Report			
As of December 31, 2023*			
	As of December 31, 2023	As of November 30, 2023	Comment
Due from Herons Glen Accounts Receivable	\$15,853.43	-\$416.70	
FineMark Capital Reserve	\$18,710.47	\$18,679.23	
FineMark Operating Cash	\$23,370.45	\$34,881.17	
BMO Harris CDs	\$104,079.70	\$103,320.30	
Total Assets	\$166,755.02	\$162,812.35	
* January 2024 Financials are not yet available			
Invoices and Upcoming Expenses			Comment
Accounting Services	\$382.22		
Landscaping - Juan Mateo	\$2,550.00		
Tru Green	\$2,373.33		Formerly Orkin, under budget \$457
Transfers			Comment
To Capital Reserve	\$1,017.96		In January 2024
Other			
At the end of December 2023, the Meadows was \$2,724 better than budget primarily due to a skipped Tru Green treatment.			
The revised Articles, By Laws and Covenants have enough votes to pass. Voting remains open until March 1.			

In addition, two of the CDs totaling \$20,000.00 were rolled over for 13 month [terms@5.1%](#) , maturing right before the house painting project. The CDs maturing on 8/1/24 and can be rolled over for 6 months.

TruGreen is charging 5% less than Orkin and we originally budgeted this @11%.

A meeting with Attorney Hart will be scheduled so that President Mary Wright can sign a paper indicating that we have received the correct number of votes required to pass the rewrites of the Governing Documents for the Meadows (Articles, By Laws, Covenants/Restrictions). This information must be then be recorded with Lee County.

Landscape Report: M. Pickett

Several residents have received violation letters regarding the number of weeds and dead areas present in the lawns have voiced their complaints. Photographs have been sent to Tom, our TruGreen representative. After reviewing the photos, Tom indicated that this is the time of year that those particular types of weeds grow and that they will die. *TruGreen is scheduled for service on 2/28/24.*

A schedule of service dates has been requested so that residents can be notified prior to service. Southeast Spreaders has been contacted for scheduling a date for the spreading of pine straw for the middle of October this year.

Communications Report: J. DiTusa

One resident had not been receiving any emails from the Meadows. The issue has been resolved and the Board may explore a way to check with residents in the future to ensure that they are receiving the emails.

Old Business

Out of fifty-one ballots delivered, forty-five YES ballots have been returned, leaving six ballots with a deadline of March 1, 2024.

Nancy will contact Attorney Hart's office to follow up on the steps required to file the voting outcome with Lee County.

New Business:

Meadows Annual Picnic March 2@ 3PM in the Via Athena cul-de-sac

Next Meeting March 21, 2024 @3:30 in the HOA Conference Room off of the Lobby in the Clubhouse.

Meeting Adjourned @ 4:00 by President Mary Wright

Respectfully submitted,
Susan Kane
Secretary