

# SPECIAL MEETING OF THE MEADOWS HOA BOARD

January 6, 2023

President Mary Wright called the meeting to order at 1:00 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.

## **Proposed Washing of Houses and Roofs**

The recent hurricanes, Irma and Ian, have wreaked havoc on the roofs in the Meadows. Many roofs were replaced following Irma, and now Ian has increased the number of homes requiring roof repairs and/or replacement. Our current Bylaws state that our houses and roofs will be power washed once every four years. With these most recent changes, that “blanket” statement can no longer meet the needs of our residents and the varying states of disrepair, replacement and possible insurance litigation. Residents with new roofs have been expressing concern over having someone walking on their new tiles, the amount of pressure (PSI) utilized to wash the roof, and the chemical composition, i.e., any bleach, of the wash. With the budget in mind, the Board’s focus has also been on the preservation of the integrity of the house paint and how best to extend the time frame between paintings. Power washing could potentially contribute to the fading or ultimately damage the house paint. Rust has also been identified as a significant issue since many of the homes themselves are not “dirty.” *The following conditions were noted as being the sole responsibility of the homeowner and are NOT required by the Meadows Bylaws; rust, soffits, and gutters.*

## **Proposed Plan to Address Power Washing**

Residents will be permitted to submit a request for power washing of roofs and homes **one time in a four-year period**. This will ensure that ALL residents have the option to utilize these services at a time when it is *truly* needed, thereby eliminating unnecessary services and maintaining fiscal responsibility for our association. **Requests can be sent to the Meadows Board HOA at [MEADOWSATTHE\\_GLEN@yahoo.com](mailto:MEADOWSATTHE_GLEN@yahoo.com) during the registering process for that cycle.**

## **Proposed Cost**

John DiTusa is securing bids from Steve’s Painting and Pressure Washing, Mold Manglers, and Pressure Washing Discounters of Southwest Florida.

The Board is aware that staggering the pressure washing is likely to increase the pricing of the project, but are focused on meeting the needs of our residents versus spending money when it is not needed.

Nancy Raczka will draft a proposal outlining the guidelines discussed today and submit to the Board for input.

### **Financial Planning**

There is roughly \$112, 000.00 in Capital Reserves. \$7,500.00 is deposited yearly into Capital Reserves. CD rates at the BMO Harris Bank in Port Charlotte are 4.5% with a \$5,000.00 minimum deposit required for 13, 18, 24, 30 or 36 month time periods.

The Board is proposing that \$20,000.00 each be deposited into a series of five CDs stretched over varying time frames for a total of \$100,000.00. Different times of deposit will enable monies/CDs to mature at different times and will offer the Board different decision points as the monies mature. Penalties would only be incurred for early withdrawal and any interest accrued during the time of deposit would be lost, the original amount of deposit would be refunded.

The check will be written out to the Meadows of Herons Glen Association. Two association officers will be required to open the CDs at BMO Harris Bank. The recommendation of the Board is that this should be done prior to our Annual Meeting.

### **Items requiring Follow Up**

N. Raczka: Draft of Guidelines for Pressure Washing

J. DiTusa: Additional bid from Pressure Washing Discounters of SWFL and PSI used from Mold Mangles.

**Meeting adjourned at 2:15**

Respectfully submitted,

Susan Kane, Recording Secretary