

MEADOWS BOARD MEETING

March 21, 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 2/15/2024

Stand approved as presented.

President's Report

The rewritten Articles of Incorporation, By Laws and Covenants of The Meadows Homeowners Association have been recorded with Lee County by Attorney Tom Hart. They will soon be available on the HOA website.

The Meadows entry sign is once again illuminated. The work was completed and inspected and approved by LCED. Thanks to the HOA for getting this done. We will now be able to once again have lighted decorations for the Holidays.

Tru Green has made the first application of pesticide, herbicide and fertilization of the lawns and shrubs. If anyone has an issue with the work, please contact Mary Pickett by email.

The Board will be working on a timetable for roof cleaning next January. Anyone wanting their roof cleaned in 2025 must notify the Board in October. Specific dates will be forthcoming.

The Board is working on having house painting started in February 2025. Details to follow.

Respectfully submitted,

Mary Wright
President Meadows HOA

Treasurer's Report: N. Raczka



March 2024 Board
Meeting Treasurers R

The CDs continue to grow. The ones that matured in February were rolled over for a short term, some will be due in August, which we will then decide to either place in six-month CDs or in a money market so those funds can be utilized for house painting. 4.75% was the most recent interest rate.

We budgeted \$1,000.00 for the legal fees to Atty. Hart for filing our Articles, Bylaws etc. with Lee County, and have not received the bill for that yet.

TruGreen is much less than budgeted as we assumed an 11% increase in the fee and we are actually paying less than 5% from the previous year's charges with Orkin.

Landscape Report: M. Pickett

Tru Green has been to the Meadows three times to treat our lawns for bugs (grubs), weeds and to apply fertilizer. Shrubs have also been treated. The representative indicated that our pygmy date palms are in "rough shape," and need some attention with fertilizer. The Meadows does not pay for this and residents are advised that they are responsible for this additional treatment.

There are some lawns that are presenting with dollar weed which appears to thrive in damp areas. Tru Green noted that some lawn areas look like they are getting too much water while others look as though they are not receiving enough water. It could take as long as one year to really get the lawns looking great again.

The Board agreed to send out the Tru Green report to all residents.

Communications Report: J. DiTusa

One resident has applied for the installation of solar panels on their roof. They were informed that they need to complete a packet of information and return that to the HOA.

Vice President John DiTusa tendered his resignation at this meeting, it was accepted by the Board, and John was thanked for all of his assistance and participation on the Board.

Resident John Lighthall was nominated as the new VP of Communications, The Board unanimously accepted this motion. DiTusa and Lighthall will meet to transition the information to manage the Meadows account.

Old Business

House Painting: Board Members met with Steve's Painting to secure an estimate for painting all fifty-one homes in the Meadows.

A summary will be prepared outlining what IS and what IS NOT covered in the painting contract along with very specific instructions for what residents will need to do to prepare their homes and loggia and lanai areas prior to painting. Soffits and Gutters ARE NOT covered in this project per our Bylaws and along with loggia and lanai floors, would be *at additional cost to the residents who would want these areas cleaned and painted*. Six colors will be available to choose from, front doors will be painted the same as the trim unless residents opt out of that. Any existing color of homes can be changed to a one of the six different colors *at NO additional cost to residents*, and this will be accomplished by Steve's Painting tinting the house primer.

In preparation for this project, a spreadsheet outlining which color each resident currently has will be sent out as we come closer to the February/March 2025 schedule. In October/November residents will be required to sign a painting request form along with a request form to HOA for house painting.

Roofs will be washed prior to house painting for those residents who request it.

New Business:

NONE

Next Meeting April 18, 2024 @3:30 in the HOA Conference Room off of the Lobby in the Clubhouse.

Meeting Adjourned @ 4:25 by President Mary Wright

Respectfully submitted,

Susan Kane

Secretary