

MEADOWS BOARD MEETING

March 16, 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 2/16/23

Minutes approved as read.

President's Report

Everything is looking good in the Meadows. As I stated earlier, the Meadows Picnic was a huge success.

We are still waiting on the Attorney to finish reviewing the Declaration of Covenants rewrite that we presented him late last year. The other 2 documents he has reviewed and made suggestions. We had hoped to have them finalized before the seasonal residents returned North. It appears that the Covenants, By-Laws and Articles of Incorporation will not be ready for the residents to vote on until the Fall. We want to have the majority of the residents here so that we can personally hand deliver the documents to everyone and have a meeting to answer any questions.

The Christmas/Poinsettia fund now has \$313.44. We were low on supplies for the picnic, so \$44 was used to buy plates and silverware. There are enough supplies to last for the next 2 years at least. We plan on buying Poinsettias again in November to plant at the front entrance to the Meadows.

The HOA is still trying to get electricians to bid the work needed to repair our light at the Meadows sign.

Our deepest sympathy to the Family of Ginger Williams.

Respectfully submitted

Mary Wright
President

SPECIAL MEADOWS HOA PRESIDENT'S REPORT

It has come to the attention of the Meadows Board that some residents are questioning decisions made by the Board. They feel there should be a vote by the residents when making decisions for the Meadows.

Per the Documents that govern The Meadows HOA and which follow Florida Statutes that pertain to HOAs, the Meadows Board makes decisions regarding contractors, finances and other issues.

When a Meadows Board member resigns, the 4 remaining Board members select someone to fill out that term. This is how it is to be done as written in the By-Laws. For several years there has not been an election because

no residents have wanted to run for the positions. The Board members have had to ask and, in some cases, beg people to be on the Board. Residents have not come to me or any of the other Board Members expressing an interest in being on the Board. If there are residents who want to be on the Board and participate in making decisions, please let any Board member know.

The current Board feels it is important to have at least 2 Board members who are full time residents. In the past when all of the Board members were snowbirds the lawn care was not being done properly.

The Board makes decisions that are financially responsible. Remember we are residents paying the same assessment as everyone else.

Respectfully,

Mary Wright
President Meadows HOA

Treasurer's Report: Nancy Raczka

Meadows Financial Report			
As of January 31, 2023*			
		As of January 31, 2023	As of December 31, 2022
Due from Herons Glen Accounts Receivable		\$478.62	\$16,180.42
FineMark Capital Reserve		\$111,938.40	\$111,890.87
FineMark Operating Cash		\$37,426.18	\$28,597.48
Total Assets		\$153,534.71	\$161,114.77
* February 2023 Financials are not yet available			

Invoices and Upcoming Expenses			Comment
Accounting Services for February 2023		\$344.41	Payment approved
Accounting Services for March 2023		\$344.41	Payment approved
Landscaping - Juan Mateo February 2023		\$2,550.00	Payment approved
Landscaping - Orkin February 2023		\$2,500.00	Payment approved

Transfers		Amount	Comment
From Finemark capital money market to BMO Harris CDs at 4.5% rate \$20k for five terms (12 months, 18 months, 24 months, 30 months, 36 months)		\$100,000.00	Established February 1, 2023

Other

At the close of January, the Meadows was \$1324 over budget. We budgeted only a certain amount for attorney Hart and we did expect that we would exceed this budgeted amount.

The proposed Articles and By Laws revisions have been reviewed by Attorney Hart and accepted by the committee.

It should be noted that the Board will be making decisions regarding the CDs once the first one matures at 12 months, then decisions will need to be made as each CD matures in six month increments. We have already earned \$500.00 in interest in one month from our investment with these CDs in BMO Harris Bank. With Finemark, we may be made \$500.00 for the entire year. Our next financial report will reflect the movement of the \$100,000.00 for the CDs to BMO Harris Bank.

Question was raised by a resident in attendance regarding a possible color selection change for new roofs. (This appears in this section because it was related to the bylaws discussion.)

Board Action required: review existing covenants and bylaws to determine if a ruling on roof color selection currently exists.

Landscape and Grounds Report: Mary Pickett

There have been numerous complaints regarding violation notices received from the main HOA. It was noted that the common areas in the Meadows are maintained by, and are the responsibility of, the HOA and NOT the Meadows. There have been numerous complaints about the spraying of weeds, the eroding grass line and an increase in the sizes of landscape beds. Mateo sprays flower beds for weeds but can NOT spray under shrubs and trees where the root systems for these trees/shrubs are. ***Residents are responsible for weeding underneath these areas as spraying root systems will result in killing those shrubs/trees.*** Mateo has been encouraged to make his employees aware of the grass line areas and to avoid spraying the grass. Roberts has been widening bed areas with their weed whackers. Residents have indicated that they are dissatisfied with the pine straw citing esthetics, depth of coverage, i.e., being too thin in areas, weeds growing through it, and it washing away when residents are away for the summer. The Board indicated that pine straw remains under review and that the upcoming rainy season will assist with making a determination regarding its durability when compared with the previous mulch that was used and washed away during rainy season. Residents in attendance inquired about whether they were permitted to place stone in certain areas vs the entire yard if they wish and the response is yes. The biggest complaint involving the landscaping is the irrigation and lack of water! Residents are encouraged to voice their concerns to the HGRD who are responsible for maintaining irrigation. President Wright explained how the process of receiving a landscape violation letter from the HOA works and that residents need to respond to the letter so that responses are taken in to consideration and duly noted on the Grounds Committee Forms. It was suggested that the schedules for fertilizing, trimming etc. be mailed to all Meadows residents so that they can have an idea of when to expect this work to be completed as some Landscape Violation letters may simply fall in between trimming and fertilizing schedules for example.

Board Action required: DiTusa to email schedule of landscape work to all residents

All poinsettias will be removed from the Meadows sign area.

Communications Report: John DiTusa

Meadows Picnic-some residents were not receiving notifications that had been mailed out. Some of them have programs on their phones that prevent them from receiving the emails. Residents in attendance were asked to check with their neighbors to see if they are receiving their messages.

Roof Washing Update: John DiTusa

As of 3/6/23 there are seven residents on the list to have their roofs washed. The charge will be \$230.00 per roof or \$1610.00. The start date for this project is April 24. If it can be done sooner, then those residents will be notified. Residents in attendance expressed concern about being away for the summer and having their water shut off while they were gone. Two options were suggested for roof cleaning water usage while residents were away; 1. Have their house watcher come and turn the water on or 2. Have the roof washer use the water of the neighbor with their permission and agree to pay for the water usage.

House Painting and Cleaning

The last time this was completed was in 2015. Has the Board given any consideration to revisiting the painting schedule? The paint utilized at that time is guaranteed for 25 years and residents were assured that homes are continually monitored. It was again noted that Rust Off product in a diluted form is very effective at removing the rust stains on the homes caused by the irrigation.

Contract for Pine Straw or Mulch

Contracts for bed coverage are done in May. It was suggested to get bids for BOTH pine straw and mulch at the same time. Residents were reminded that mulch incurs a much higher cost due to the labor to spread it. The focus should also be on increasing the number of bales of pine straw per household.

New Business:

Photos from the Meadows Picnic have been submitted to the Herons Glen newspaper for publication.

Residents are invited to attend the Herons Glen Choral Performance on Friday, March 24@2pm in the ballroom. The program will last approx. 1 hour and 15 minutes and admission is free.

Next Meeting April 20, 2023@3:30pm in the HOA Conference Room.

Meeting adjourned at 4:35 p.m. by President Wright

Respectfully submitted,
Susan Kane,
Recording Secretary