

**MEADOWS HOA BOARD MEETING
November 18, 2021**

President Wayne Stefani called the meeting to order at 3:30 PM.

Motion was made, seconded and passed to appoint John Di Tusa to fill a vacancy on the Board due to Tom Terbrack leaving.

Roll Call: Secretary Mary Wright called the roll. Present: President Wayne Stefani, Treasurer Nancy Raczka, Communicating Secretary-V.P. John Di Tusa, V.P.-Landscape Gary Wright.

Approval of Minutes: The minutes from the October 21, 2021 meeting were approved.

President's Report:

On Monday, Nov. 8 the three presidents of Solana, Fairways, and the Meadows met with Patti Cummings, President of the main HOA and Joyce Gillespie, manager of the main HOA to discuss the proposed changes to the HOA bylaws, regulations, etc., etc. As you may know, there is considerable opposition by the "neighborhood associations" to some of the articles within the proposed changes, namely pages 37&38 sections 13 thru 13.7. The HOA was obviously aware of the opposition and errors because they had prepared changes and deletions of the sections which were accepted by all three presidents and which were subsequently approved by the full HOA board at their meeting on Wed., Nov. 10. There is still some ongoing discussion concerning the proposed changes, so there may be more amendments forthcoming. We will be discussing this issue later in today's meeting.

Due to scheduling and supply problems there are or may be delays in mulch and landscaping this month. We have a new communicating secretary, John DiTusa. He is replacing Tom Terbrack who has moved out of Herons Glen. Welcome John !

We are on track financially and other than the few scheduling glitches things are proceeding quite smoothly.

Respectfully submitted,
Wayne Stefani
President

Treasurer's Report:

Total assets as of September 30 are \$147,275.95. This is a \$14,000 increase from August 31. We are \$2868 better than budget and that money will stay in the operating fund in case of any unforeseen expense. Accounting services increased this year which was anticipated in the budget. Every quarter \$1625 goes into Capital Reserve to cover house painting and roof washing. This amounts to \$6500 a year. The full report is attached.

Communications Report:

A new resident list was recently sent out. Let John know of any errors or changes. The communications must be kept in the Cloud. It is set up in Yahoo Browser and there were some issues that forced John to contact Yahoo support, which costs \$4.99/month. Motion was made and passed to pay this fee out of the Meadows account.

Landscape Report:

The combination Christmas decoration/Poinsettia fund has \$314.44 . Everything is paid for this year. This was for Poinsettia purchase and fertilizer for the plants. Thanks to Nancy Raczka and Sue Kane for helping plant them. Mateo and Orkin are on schedule. After a couple of attempts to get a date for mulch application, I received an email from S. E. Spreaders stating because of multiple increases in price from their vendors, they are forced to increase the price \$564.88 to a total of \$9793.94. Hopefully by the end of November or the first 2 weeks of December it will get done. We had a contract with them, but to break it now would make it hard to find someone at this late date to do it. Motion was made and passed to pay the extra amount.

When Mateo or any other contractor is working, please do not bother them and ask for something additional. Please contact Gary or Wayne.

Old business: None

New Business:

Discussion was held on the new HOA Covenants, By Laws and Articles of Incorporation. The HOA Board held a meeting and listened to residents comments. The Board will be meeting soon to address these issues and any further changes will be sent to each homeowner. It was pointed out some people have not received their packet of documents, stop by the HOA office and pick one up. You can also read the documents and the changes that were made on the HOA website. Another source is Joyce's weekly email/newsletter that has links to the information.

The current documents are outdated and don't reflect current Florida laws, they also reference the Developer. Per Florida Statute, if a page or 2 is amended, redlining the changes is done, but when the entire document is restated as these were this cannot be done. The current documents require 67% of the 1300 lots must vote yes to approve the documents. If you don't vote at all, this is registered as a NO vote. Please vote. If you have already submitted your form and wish to change your mind, go to the HOA office and ask them to rescind your vote and give you a new form.

Discussion was held on the new security arrangement. Soon, there will only be 1 security person on duty from 10 pm to 6 am. The front gate will have a remote guard. When someone comes to the visitor side they will show a drivers license to a camera in a kiosk

and if they are approved to enter, the gate will lift. If not, the roving guard will be called to deal with it. On an average, only 5 people enter through the visitor side between those hours. The roving guard will be alternating between being in the Guard house and patrolling. After this is implemented, if it doesn't work out the HOA will return to the 2 guard system.

Mary Wright is resigning as Secretary of the Meadows Board effective after this meeting. Thank you all for your support. I have been appointed to the HOA Board to fill a vacancy and feel I am being stretched too thin.

Motion was made and approved to appoint Sue Kane to fill the vacancy on the Meadows Board.

Next Meeting: December 16, 2021 at 3:30 pm in the HOA Conference Room

Meeting adjourned at 4:25 pm.

Respectfully submitted,

Mary Wright
Recording Secretary

November 2021 Meadows Board Meeting - Treasurers Report

Meadows Financial Report				
As of September 30, 2021*				
			As of September 30, 2021	As of August 31, 2021
Due from Herons Glen Accounts Receivable			\$15,840.00	-\$534.00
FineMark Capital Reserve			\$102,842.96	\$102,800.70
FineMark Operating Cash			\$29,841.61	\$33,067.91
Total Assets			\$147,275.95	\$133,845.88
* October 2021 Financials are not yet available				

Invoices and Upcoming Expenses				Comment
Accounting Services for October 2021			\$334.38	Payment approved
Landscaping - Juan Mateo October 2021			\$2,295.00	Payment approved
Orkin - for October 2021 Treatment			\$2,550.00	Invoice not yet received

Transfers			Amount	Comment
First Quarter Transfer to Capital Reserves in October 2021			\$1,625.00	Reflects the 2021-2022 budget increase

Other

For the last fiscal year, the Meadows was \$2,868 better than budget. Excess funds will remain in Operating Cash
 Accounting Services fee for 2021-2022 has increased to \$334.38 per month, which is in line with the 2021-2022 budget
 The Collections process is handled by the HGRD and their attorneys. The Meadows Board would only be responsible to sign the appropriate documents.