

MEADOWS BOARD MEETING
November 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, V.P. of Landscape Mary Pickett, VP of Communications John Lighthall; all present.

Approval of Minutes from Meadows Board Meeting 10/17/2024

N. Raczka made motion to approve, seconded by M. Wright. Stand approved as read.

President's Report

The pine straw mulch has been delivered. It was a little late but the crew did a nice job. We are on schedule to get the roofs cleaned the first couple of weeks in January. For those of you who are on the list, we will try and give you an idea of what day they will be doing your roof.

Please fill out the consent form for house painting and return to Nance Raczka, preferably electronically.

Remember the Annual Meadows HOA meeting is January 23, 2025 in the HOA Conference room off of the lobby in the Clubhouse.

Happy Thanksgiving to all.

Respectfully submitted,

Mary Wright
President
Gmchief82@yahoo.com
712-301-1791

Treasurer's Report: N Raczka

November 2024 Meadows Meeting - Treasurers Report

Meadows Financial Report				
As of September 30, 2024*				
	As of September 30, 2024		As of July 31, 2024	Comment
Due from Herons Glen Accounts Receivable		\$16,650.00	\$238.30	
FineMark Capital Reserve		\$21,918.36	\$21,881.76	
FineMark Operating Cash		\$29,465.41	\$38,666.55	
BMO Harris CDs		\$107,561.60	\$106,847.00	
Total Assets		\$174,330.31	\$166,838.49	
*August and September 2024 Financials are not yet available				
Invoices and Upcoming Expenses				Comment
Accounting Services (October)		\$393.46		Within budget
Landscaping - Juan Mateo (October)		\$5,100.00		Within budget
Tru Green (October)		\$2,373.33		\$420 under budget
Transfers				Comment
To Capital Reserve		\$1,017.96		In October 2024

Other

At the end of the fiscal year 2024, the Meadows was \$5,133 better than budget.

The excess funds in the Operating Account (~\$20k) will be utilized for house painting before any capital funds are accessed.

- ◆ Payment Steve's Painting for the house painting project will be done in thirds with the first third coming out of the Operating Budget, the Fine Mark account will be accessed next, and the CDs with BMO Harris Bank last.
- ◆ Our next CD matures in February of 2025. Rates continue to be decent ; BMO Harris is 4.5% for 13 months.
- ◆ Anticipated increases in fees are already accounted for in the budget, i.e. accounting and landscaping.
- ◆ To date there are 13 completed forms for house painting and 12 for roof washing.
- ◆ ***Residents are reminded that the deadline to sign up for house painting and completion of forms is December 31st! The roof washing sign up deadline is also at the end of December.***
- ◆ N. Raczka will secure the check to pay the roof guy once the invoice is received and the job is completed.
- ◆ Residents who are concerned about the irrigation head spraying water on their newly painted houses may contact Mainscape and a technician will come out and adjust the spray heads.
- ◆ Mateo Landscaping will also be contacted prior to house painting so that walkways between houses and shrubs are accessible.
- ◆ The completed form reminding residents of their paint color selections will be sent out to ALL residents in January.
- ◆ Painters will be providing a schedule so that residents know when their lanais, loggias etc. need to be ready for painting. ***Residents are reminded that scheduling the cleaning of gutters and soffits, and painting lanai floors and any stucco repair work is the responsibility of the homeowner. Steve's Painting must be contacted directly to schedule this at \$45.00 per hour and Johnna is the office manager and can be reached at (239) 458-9889.***

Landscape Report: Mary Pickett

- ◆ TruGreen has been here to address several of the issues with the lawns; different treatments have been applied to different lawns. Problems arose during July/August during the dry stretch. Irrigation was evidently the issue, as it is turned off during periods of rain. If lawns are dying due to drought, TruGreen treatments will not be successful.
- ◆ Juan Mateo's crew is not here every month and weeds do get larger and spread as a result. This time of year, the growth of shrubs slows down so they do not need frequent trimming.
- ◆ ***An email will be sent out to all residents regarding tree trimming of the larger palms along with pricing. I have purposely waited until the majority of seasonal residents have returned. An email of residents who wish to have trimming completed will be forwarded to Juan Mateo. I will NOT collect money for this.***
- ◆ My personal phone number is not for landscape communication. All landscape issues; questions/complaints, have to be emailed to mmpickett2@gmail.com.
- ◆ Mary Wright and I are meeting with a couple contractors and will be securing bids on lawn care.

Communications Report: J. Lighthall

- ◆ The list for residents who will be having their roofs done will be sent out to everyone once it is completed; by the end of December.
- ◆ House painting consent forms were forwarded to N. Raczka as several were mailed to the Meadows email. Residents are reminded that there is only ONE trim color for ALL houses.

New Business

- ◆ Holiday Decorations will be done on Weds, November 27th @ 1pm at the Meadows sign.
- ◆ Poinsettias will be planted around the Meadows sign again this year.

Old Business

None

Next Meeting December 19, 2024 @3:30 in the HOA Conference Room off of the Lobby in the Clubhouse.

Motion to adjourn meeting by N. Raczka, Seconded by M. Pickett

Meeting Adjourned @ 4:15 by President Mary Wright

Respectfully submitted,
Susan Kane
Secretary