

MEADOWS BOARD MEETING

October 17, 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 (via telephone) all present.

Approval of Minutes from Meadows Board Meeting 4/18/2024

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

President's Report

Welcome back all of you seasonal residents. For those of us here, we survived another couple of hurricanes!

Another reminder if you want your roof cleaned in January, please contact Mary Wright or Nance Razcka this month.

We will be sending more information regarding house painting soon. That is scheduled for February and March. If you haven't already, start thinking about what color you want yours painted.

The summer was very hot, humid and rainy. Sadly, our lawns are showing the stress from this weather. We are working with Tru Green to get them looking healthy again. As I drive around Herons Glen, I notice a lot of lawns with the same problems so it is not just The Meadows. The Fairways also uses Tru Green and looks the same.

The pine straw mulch is arriving this month. We recommend you water down the mulch after it is put down.

We are reminding residents that The Meadows governing documents are available on the HOA website for viewing. If anyone wants a copy, let me know and we will email them to you.

Respectfully submitted,

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

Treasurer’s Report: N Raczka

October 2024 Meadows Meeting - Treasurers Report

Meadows Financial Report

As of July 31, 2024*

	As of July 31, 2024	As of February 29, 2024	Comment
Due from Herons Glen Accounts Receivable	\$238.30	-\$174.42	
FineMark Capital Reserve	\$21,881.76	\$19,760.05	
FineMark Operating Cash	\$38,666.55	\$33,321.04	
BMO Harris CDs	\$106,847.00	\$104,858.38	
Total Assets	\$166,838.49	\$160,938.92	

*August and September 2024 Financials are not yet available

Invoices and Upcoming Expenses			Comment
Accounting Services (July, August)	\$764.44		Within budget
Landscaping - Juan Mateo (July, August)	\$5,100.00		Within budget
Tru Green (August)	\$2,373.33		\$420 under budget
Insurance (One bill annually)	\$1,117.16		Within budget

Transfers			Comment
To Capital Reserve	\$1,017.96		In October 2024

Other

At the end of July 2024, the Meadows was \$5,258 better than budget.

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

◆ There will be a \$10.00 increase per house per quarter next year in order to plan ahead for the next painting project ten years down the road. We are paying 50% more from our last painting project.

Landscape Report: Mary Pickett

- ◆ There has been a reduction in the expected charge for the pine straw; from \$7480.00 to \$6865.00.
- ◆ We are anticipating an abundance of pine straw this year with the plan being to deliver twenty-four bales per home so that there will be six bales on each side of our homes. We hope to avoid the multiple call backs from last year by doing this.
- ◆ Any left over pine straw will be delivered to those houses that have trees with the understanding that the houses on the ends are already getting more straw.
- ◆ Board Members may be asked to provided assistance by watching over the workers as they spread the straw at the individual houses this year.
- ◆ Tru Green; the overall feeling is that they are doing a poor job of managing our lawns. Mary has discussed this with our representative from there.

- ◆ We are under contract with Mateo until 8/2025, but we will be securing estimates from at least two other companies; Abate, Hughes, Klopak, Yellowstone Landscaping and Roberts were some of the other companies to secure bids from, Mateo will be asked to submit a bid for continued service.
- ◆ It was noted that a resident present at this meeting called the Cooperative Extension service and they sent out a person to look at the lawns etc.

Communications Report: J. Lighthall

- ◆ October is the cut off for the roof washing schedule. Resident S. Lynch will be added.
- ◆ Preferred paint colors have been emailed to Heron's Glen website. John will email them to Sherry, Nance will make a group spreadsheet.
- ◆ Resident S. Serraro is unable to view The Meadows resident's list, has requested a telephone call from President Mary Wright.
- ◆ Resident W. Stefani sent a lengthy email regarding the current status of the landscaping in The Meadows and has requested that the Board stand up for The Meadows re this; the focus being on the faulty sprayer issue.

Old Business

- ◆ Roof Cleaning-if a resident returns to the Glen in November, they can be added to the list if room remains at this point. It was noted that roof cleaners will NOT touch any roof with obvious damage.
- ◆ House Painting: No house will be painted without a signed consent form and clear notification of color selection, N. Raczka will develop this form.
- ◆ N. Raczka will formulate a project schedule and organize it.
- ◆ Steve's painting will be contacted to ensure that we are still on their schedule.
- ◆ An additional notice reminding residents that if lanais and loggias are not cleared out they will NOT be painted. If people are not in the Glen they are going to have to contact someone to move the things out of the way for the painters.

New Business

None

Next Meeting November 21, 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 @ 4:20 by President Mary Wright

Respectfully submitted,
Susan Kane
Secretary