

MEADOWS SOUTH ASSOCIATION, INC.

March 19, 2019

A Corporation Not-for-Profit

Indian River Methodist Church – Room 115

President Katherine Call called the meeting to order at 7:00 pm. All stood for the Pledge of Allegiance.

ROLL CALL: Present: Katherine Call, Jodi Thomas, Jackie Higgins, Joe Doyle, Joann Cahoon. Linda Heppler, Stephen Dufrene, Theresa Reimer, and Sharleen Marshall. Secretary confirmed quorum was met.

SECRETARY'S REPORT: Motion made by Theresa Reimer and seconded by Joann Cahoon to accept corrected February 19, 2019 BOD Meeting Minutes. Motion carried unanimously.

TREASURER'S REPORT: Katherine Call, Vice President, distributed several financial reports. She noted that we had two Aging Reports and wanted the Board to notice the credits. Many homeowners who are "snow-birds" pay their maintenance dues in advance. Remember, once a homeowner falls 90 days or more behind in the monthly assessments, they get turned over to our attorneys. Currently, the attorneys are handling \$15,998.58 in late fees that are owed to us because the homeowners are over 91 days behind. Our HOA legal fees are a very minimal expense to us. (Filing fees, postage, mailing). The Meadows South February 2019 Profit and Loss Statements were distributed, as well as the Balance Sheet as of February 28, 2019. Clayton & McCulloh's Collections Status Report from 11/1/18 to 3/4/19 was also available to the Board members for perusal. President reminded Board that Bookkeeper Mary Harvey puts notes on homeowner's monthly invoices, advising them of any discrepancies and also lets them know if they are behind and when their account will be turned over to our attorney for collection. Bookkeeper is very thorough and does an excellent job at keeping homeowners aware of their account status. Some general discussion ensued. Secretary made a motion to accept Treasurer's Report. Linda Heppler seconded motion. Motion carried.

PRESIDENT'S REPORT: President Katherine assured the Board that certifications were either done or close to being completed. Several folks are going to Clayton & McCulloh's upcoming class and the Dept. Of Business Regulations Forms were available for those who are not attending the classes. Stephen Dufrene was welcomed onto the Board as a Director. He will take the following buildings: 1287, 1289, and 1337.

OLD BUSINESS:

Status of March 2, 2019 Annual Homeowner Meeting – President Katherine stated that since the Annual Meeting was pushed back to March 2nd, we should have sent out reminders to homeowners, since normally the Annual Meeting is in January. Also, some of the "snowbirds" had already gone back home and we didn't have the quantity of people here on site that we have in January. Lessons learned. President also explained that even though Guy Lombardo was on the ballot and was elected as a Director, his name is not on the deed yet due to some unfinished legal business with the passing of his mother-in-law. Guy and his wife are working on that and when he is added to the deed, he will let us know and the Board can move forward accordingly.

Status of Irrigation and Maintenance Work (Kevin Wright and Shawn Holt) – President Katherine gave an update on sprinklers and general landscaping. Kevin and Shawn are getting sprinklers up and working again and grass is being watered. Most of the pop-ups are repaired; the issue now is the timer. It is not working in

some places. Kevin has a friend who is going to give him a tutorial. They are working on it. Short discussion ensued.

It was brought to the Board's attention that a certain homeowner treated Shawn horribly. It was reported that the homeowner was verbally abusive to Shawn. That kind of treatment is unacceptable and Kevin will handle it by talking to the homeowner about it.

President Katherine also stated that the owner of our Lawn Company reported that there are a couple people who are also being verbally abused to our lawn crew. Certain homeowners falsely accuse lawn people of outside issues that are not related to mowing or edging, but apparently pointing the finger at the lawn people is their way of getting their problem resolved – at someone else's expense. Our lawn people are going above and beyond to keep the peace and be of assistance to our residents. Additionally, President directed our lawn crew to raise their blades because of complaints that grass is being cut too short and they will do so.

Status of Meadows South HOA Website – President Jodi reported that website is looking good. She has linked a lot of documents and is still working on uploading some pictures. Secretary will send Jodi the approved corrected February Minutes to post on the Website now that they have been approved. (Done) Jodi did post the Agenda for this March meeting on the website. She will continue to post monthly Agendas on the website. Jodi will also add the Owner Contact Information Sheet, as well as the Tenant Application Form (Contact Sheet). Secretary will forward said forms to Jodi. (Done) Jodi will also put some general reminders on the website about owners/residents having screen doors, and shutters. Jodi will also put something on the website about fruit trees. (See next item of business.)

Fruit Trees – there are fruit trees on owner properties. Problem is that the fruit drops to the ground and rodents come. The fruit trees are not being taken care of. Board decided to give the owners an opportunity to maintain them. There are four fruit trees behind Bldg. 1321. If the owner does not take care of the fruit trees, the trees must come down. The Directors have been directed to check with their people who have fruit trees. Advise the owners that they have to pick up the fruit or remove the tree(s).

Proposed Bylaw Change Committee – Theresa Reimer is heading up that committee. Katherine has a folder with some “proposed bylaw changes in it” and gave it to Theresa. Jodi Thomas volunteered to be on that committee. Also, Sally Bradford (1305-F) who does not live on the property, but lives in Titusville, also volunteered to be on that committee. More to come on the status of this committee.

Proposed Community Involvement Committee – Not much going on here. Jodi will post something on the website if someone is interested in volunteering or heading up that committee. Put on back burner for now.

Parking Issues – A letter was sent to all homeowners and residents advising them of our parking rules and regulations. Unit 1341-C did not abide by the letter and continues to park 3 and 4 vehicles pulled up underneath their bedroom and kitchen windows, and double parks their extra vehicles behind the first two. The Board of Directors approved a motion that a letter be sent to the owners advising them to resolved this parking problem and abide by the governing documents or fines will be issued. Secretary will send letter to owners. (Done) Note: It was brought up that maybe a blurb should be added to the Newsletter telling residents to resolve personal difficulties between neighbors themselves. The Board is not responsible for resolving personal issues between neighbors. Question was raised whether or not a business vehicle can be parked on site (Plumbing Van). It is prohibited in the bylaws. If there are special circumstances, the Board can discuss and make a decision.

Unit 1285-F – Debris from front yard and on parking pad has been removed. Also, debris that was put in next door neighbor's back yard has also been removed. Secretary will send another letter to owner of 1285-F advising him that shutters must be put up no later than April 15 or fines will be imposed. (Letter sent on 4/4/19).

Jackie Higgins made motion to accept Old Business. It was seconded by Linda Heppler and motion carried unanimously.

NEW BUSINESS:

Annual Report – President Katherine reported that the Annual Report is done and we owed \$61.25. Clayton and McCulloh are still our Registered Agent.

Tax Return – Tax Return is also done. We owed \$52.00 in taxes. We only pay on our interest.

Shed – behind 1281. Jodi will handle it. Shed is on easement and must be moved back against the unit.

Spring 2019 Newsletter – President will start working on the newsletter. Secretary will forward President some copies of past newsletters as a guide. Theresa will send blurb on recent sightings of coyotes to put in the Newsletter.

Status of Doggie Bag Dispensers – Kevin will pop those locks and we will keep doggie bags with no locks on the boxes.

Terminix Contract Renewal – President reported that our annual payment is due in March. Last year we paid \$5,773.00 and this year it has increased to \$5,946.00. Board of Directors approved payment of Terminix Annual bill.

Lighting at the Entrances – Entrances are especially dark at night. One solution would be solar lights. Katherine will do some pricing on solar lights. If we decide to go with solar lights, Joe Doyle suggested we mount receptors up high. Darkest entrance is #2.

T-Shirts for Maintenance Crew – Waiting for information from Kevin Wright on design, color, and price.

Door on Main Shed – Theresa mentioned that the bottom of the door is rotting. Might be a good idea to put plates on it to reinforce bottom. Katherine will talk to Kevin.

Joe Doyle made a motion to accept New Business. Theresa Reimer seconded motion. Motion carried.

CORRESPONDENCE: No correspondence.

ADJOURNMENT: Motion made by Theresa Reimer and seconded by Sharleen Marshall to adjourn meeting. Motion carried unanimously. Meeting adjourned at 8:20 PM.

Jackie Higgins
Secretary, Meadows South HOA