

MEADOWS SOUTH ASSOCIATION, INC.

May 21, 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, Linda Heppler, Stephen Dufrene, Theresa Reimer, Sharleen Marshall. Excused absence - Joann Cahoon. Secretary confirmed quorum was met.

Guests: Homeowner Karl Banks (1325-C) and Resident Clayton Humphrey (1285-H)

SECRETARY'S REPORT: Motion made by Theresa Reimer and seconded by Joe Doyle to accept April 16, 2019 BOD Meeting Minutes. Motion carried unanimously.

TREASURER'S REPORT: Katherine Call, President, distributed several financial reports. (The Meadows South A/R Aging Summary as of April 30, 2019, Balance Sheet as of April 30, 2019, and Profit and Loss as of April 2019.) Katherine reported that the Aging Report will change next month. There were a couple units that were cleared up and also we are being reimbursed by our attorney for some legal fees and costs. Balance Sheet as of April 30th is \$154,125.08. On Profit and Loss statement, we did have a negative net income this month of minus \$924.18, but it was not as substantial as last month and should improve next month since we will be reimbursed on some units by our attorney. Also, Katherine will follow up on the Reclaim Water Fees in the amount of \$1,746.10. Theresa thinks possibly that amount includes trash service and it is just not broken out categorically since the City only sends one bill. Katherine will follow-up and if that's the case, she will advise our bookkeeper to show a break-out on the Profit and Loss Statement in the future. Jackie Higgins made a motion to accept Treasurer's Report. Stephen Dufrene seconded motion. Motion carried unanimously.

Note: Secretary confirmed that all officers and directors on the Board have been certified. Secretary received Certificates of Completion for Sharleen Marshall, Theresa Reimer, Linda Heppler and Jolene Thomas as having gone to the class offered by Clayton & McCulloh. Secretary also received signed Department of Business Professional Regulation Form from Stephen Dufrene certifying him.

PRESIDENT'S REPORT: President Katherine updated Board on the foreclosure motions:

1281-B - Regarding 1281-B, President reported that we have an Amended Claim of Lien from our attorney. There is a small \$10 discrepancy in what our statement shows due compared to what the attorneys show. Attorney's office went back and investigated their software and it is a program glitch on their end. Their legal department will reimburse us the \$10. There were a couple other discrepancies and we will also be reimbursed for those. They will fix their software and were grateful that we "caught" the error. Owner of 1281-B stopped paying in 2010. Our attorneys only went back to January 2015. Bottom line: We are out that money from 2010 to 2015. (In December, 2015, we were in the process of revitalizing our governing documents; between 2010 and 2015, we were advised to write it off as a "bad debt." Our governing documents expired and that's why we lost the money.) The attorneys are trying to collect \$4,425 on this unit. From January 2015 through May 2019, our books show \$4,415 as due. President will sign Amended Lien of 1281-B after Brittney from law firm confirms amount. This unit is in foreclosure.

1325-D – The owners of this unit have paid in full through March 2019. Release of Lien has been sent to attorney. We received \$1,025.00 (This was another one that was off \$100, but the attorney's office will send the \$100 back to us.)

1317-C – Owner of this unit has paid \$6,100 which we will be receiving. (This amount includes monies owed in assessments, legal fees and cost deposit). Katherine will sign Release of Lien after receipt of monies from attorney's office.

1285-F – Tax sale pending on this unit. Katherine explained that in a Tax Deed Sale, everything gets wiped out. No HOA fees would be recouped. It is difficult to get a title on the property after a tax lien sale. Katherine received good information from Attorney Alan Schwartzseid. Discussion ensued on tax sales. Board agreed that they wanted no part of the tax sale. Theresa Reimer made a motion that we not pursue tax sale. Joe Doyle seconded motion. Motion carried unanimously. There are some things we can do to make the bushes and yard look good. We would pay Kevin and Shawn and charge the homeowner. Homeowner did pay \$1,040 which brings him current through April 2019.

Spring Newsletter Status – Newsletters were completed and distributed and mailed to homeowners not residing on premises. Jodi reported that she will finish getting hers distributed this week.

OLD BUSINESS:

Status of Irrigation and Maintenance Work (Kevin Wright and Shawn Holt) – President Katherine gave an update on sprinklers and general landscaping. She gave a list to Kevin. A problem was reported with unit 1315-E – sprinklers hit her short wall. General discussion on sprinklers and irrigation. Jodi reported that she needs sprinklers in front and back – 1283-C. Katherine said that she asked Kevin for a time zone for each building so we can tell Building Directors. Katherine reminded the Board to keep in mind that sometimes the City doesn't always have water to provide to us. Kevin is preparing trees (trimming) in common areas for hurricane season. Joe Doyle will confirm with Kevin that the shrubs are trimmed at Entrances 1 and 3.

Proposed Bylaw Change Committee – After some discussion, it was decided that the first proposed bylaw committee meeting will be held on Tuesday, June 18, 2019 at 7 pm at Katherine's unit – 1321-D. Proposed bylaw changes will be reviewed by the Board for approval before they are sent out to our attorney for final approval. The proposed bylaw changes must be ready (approved by Board and our attorney, printed, and certified) to be sent out in the Annual Homeowner packets no later than end of November. They will be sent to the homeowners prior to 2020 Annual Meeting for voting purposes and per Florida Statutes, the homeowners must receive them **at a minimum of 30 days prior to the Annual Meeting**.

Note: The regularly scheduled June monthly Board Meeting has been rescheduled to Tuesday, January 25, at 7 pm because Secretary will be out of town the third week in June.

Status of Shed behind Bldg. 1281 – Vice President Jodi talked with the homeowner who placed the shed there and he is going to leave it there. It is not on the easement, so he is perfectly legal. This is an item that will be brought up as a proposed bylaw change – that owners place their sheds up against the back of their unit. The bylaws need to be clearer on the placement of sheds.

Status of T-shirts for Kevin and Shawn – Katherine will follow-up with Kevin and get the information.

Status – Entrance Solar Lighting – Katherine reported that she found some solar lights with poles that can be mounted to the Entrance Signs on both sides. They are approximately \$200 each. Samantha Marshall made motion to purchase one (1) solar light. Linda Heppler seconded motion. Motion carried.

Status – Main Shed – Katherine reported that Kevin repaired the doors of the shed using plywood and painted it. He rebuilt deck. She said that the steel plates were very expensive. Katherine will send Theresa the dimensions in case Theresa is able to get a metal sheet.

Status – Tree Stump Removal – Common property - 1305-F and 1305-G – Katherine reported that Jordan Davidson's equipment was temporarily broke down. Katherine said that he is going to do it tomorrow – May 22, 2019 at a cost of \$75.

Status – Order of Doggie Bag Dispenser – Katherine ordered dispenser and bags.

Status – Expired vehicle tags – Letter was sent to homeowner (1325-H) regarding his truck tag and his front yard. Tag has been updated through 8-19. Letter has been sent to owner of 1333-I on June 14th regarding the car in their tenant's parking spot that has an unregistered tag for three years now. If tag is not current or vehicle not removed by July 1, 2019, fines will be imposed.

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

NEW BUSINESS:

Fence Approval – 1281-A – Homeowner submitted all required documents to the Board of Directors to install a white vinyl fence in her backyard. Joe Doyle made a motion to approve the fence. Theresa Reimer seconded motion. Motion carried. (Homeowner asked Secretary for a written approval from the Board; Secretary sent homeowner letter advising her that the Board approved the fence request.)

Air Conditioning Units that are inside the house but have a vent on the outside of house – Stephen Dufrene wanted to know if this was allowable. Some discussion ensued. Stephen made a motion to allow these type air conditioning units. Joe Doyle seconded motion. Motion carried.

Tenant Applications – Some homeowners do not submit tenant applications per our bylaws. Board needs to start following up on those and enforcing that bylaw. Secretary was directed to send one homeowner who owns 3 units in Meadows South a letter for each unit, advising homeowner that unless we receive a tenant application on each unit, homeowner will be fined. (Done)

1283-A – Katherine reported that the new owners of 1283-A plan on renting their unit for no less than 3 months at a time. They have a renter who is moving in on 5/27/19 through 8/10/19. The homeowners plan on moving here when they retire.

General discussion: Jodi will put something on the website reminding homeowners to clean their gutters. Sharleen Marshall said that trees need to be trimmed in common areas of 1283-A, B, and C because the tree branches are hanging on roofs. Katherine will follow-up with Kevin. Kevin is permitted to trim trees on common areas, but if the trees are on homeowner property, it is the homeowner's responsibility.

CORRESPONDENCE: No correspondence.

ADJOURNMENT: Motion made by Jackie Higgins and seconded by Sharleen Marshall to adjourn meeting. Motion carried unanimously. Meeting adjourned at 8:50 PM.

Jackie Higgins
Secretary, Meadows South HOA