

MEADOWS SOUTH ASSOCIATION, INC.

September 16, 2019

A Corporation Not-for-Profit
Indian River Methodist Church – Room 124

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, Sharleen Marshall, Joann Cahoon, and Theresa Reimer. Secretary confirmed quorum was met.

SECRETARY'S REPORT: Motion made by Stephen Dufrene and seconded by Joe Doyle to accept June 25, 2019 BOD Meeting Minutes. Motion carried unanimously.

PRESIDENT AND TREASURER'S REPORT: Katherine Call, President and Acting Treasurer, distributed several financial reports. (The Meadows South A/R Aging Summary as of August 31, 2019, Balance Sheet as of August 31, 2019, and Profit and Loss as of August 2019.) Katherine reported that the Aging Report reflects \$13,023.58 still due. The biggest portion of that includes the following:

- The unit in foreclosure (1281-B) (currently owe \$10,083.58) – As of 8/9/19, our attorneys are preparing the file to be turned over to their Foreclosure Department. Process is moving forward.
- Unit 1309-J in which payments are coming in through our attorney (currently owes \$2,060.00). Owner is current on payments. The last and final payment will be 5/25/20.
- Other small miscellaneous late payments and owners have been or are in the process of being notified.
- Unit 1285-F is going up for tax liquidation sale. Property taxes were not paid.
- President sent letter to owner of 1291-H advising him of late fees due.

On the Profit and Loss, we are now in the black in the amount of \$2,340.65, which is a good thing. All is good with the Balance Sheet.

Jackie Higgins made a motion that late fees will be waived for the month of September due to Hurricane Dorian. Joann Cahoon seconded motion. Motion carried unanimously.

Theresa Reimer recognized Katherine's hard work as President and Acting Treasurer. It was agreed that we've come a long way in a year and the Board recognized Katherine's outstanding diligence and hard work in this team effort.

Theresa Reimer made a motion to approve President and Treasurer's Report. Linda Heppler seconded motion. Motion carried unanimously.

OLD BUSINESS:

Status of Irrigation and Maintenance Work (Kevin Wright and Shawn Holt) – Katherine reported that Kevin is still working on the sprinkler issues and is still turning some on/off manually until the issue is resolved. Kevin did turn the sprinkler system off during Hurricane Dorian, but they are turned back on now.

An issue was brought up that sprinklers in Building 1283 are bubbling. Katherine will advise Kevin.

Also, Katherine has given Kevin a prepaid debit card for miscellaneous items per the Board's motion at the June 25, 2019 Board of Directors meeting. Katherine will follow-up with Kevin to be sure it is activated and she will bring the balance up to \$200.

Status of T-shirts for Kevin and Shawn – Katherine reported that she told Kevin to bill us for a total of six (6) shirts (3 for Kevin and 3 for Shawn) and we are waiting for that information from him. Until he does that, this item will be removed from any future agenda items.

Status – Entrance Solar Lighting – Board agreed that **Entrance 2** with the solar light looks good. Joe Doyle mounted it in place so that it would shine on both sides. Everyone agreed that there is too much shade on **Entrance 3** for the solar lights to work. It was brought to the Board's attention that the owner of 1291-B has an electric wire hook-up that Meadows South HOA used in the past to light that entrance when the previous owner lived there. He let Meadows use it for a \$10 per month credit on his monthly maintenance fee. Katherine will talk with the homeowner and see if she is agreeable to that arrangement. **Entrance 1** has enough lighting because there are two FPL lights in the entrance area and it is bright enough at night to see the Entrance sign.

Status – Short Wall letters that were sent to homeowners – Secretary distributed copies of all letters sent out to homeowners who needed to either clean and/or paint their short walls or side walls to the designated building directors applicable to the units in their buildings. Jodi is keeping a spreadsheet and directors should advise Jodi ASAP as to the status of the walls and if the homeowners have complied. If they have not, please let Jodi know because our bookkeeper will need to be advised so she can start fining them effective October 1, 2019. Also, if Directors notice that other units in their buildings need their walls cleaned, repaired or painted, please bring it to the attention of the Board so that letters can be written and the issues resolved.

It was brought up that one homeowner went to Ace and said they needed paint and lived at Meadows South. The homeowner said that Ace was not aware of the colors we use. Someone else said they went to Ace and we need to clarify that it is Richards Paint for the Meadows South and Ace knew exactly what we needed. Katherine will clarify and follow-up with Ace.

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

NEW BUSINESS:

Status Hurricane Dorian – Katherine reported that Kevin and Shawn were out here the day after the hurricane and they did a good job in cleaning up. She also said that they did a lot of prep work before the hurricane, so they didn't have a lot of clean-up to do. Good job!

Spectrum Contract – Katherine reported that we currently pay \$5,946.14 per month for our basic cable. She called Spectrum to discuss revision of our contract and has not been able to connect with someone yet. She will have something for the Board to review at our October Board Meeting. She feels strongly that this monthly charge is unsustainable for any future length of time. We also are aware that we can expect a 5% rate increase annually. Katherine will try to re-negotiate our contract. If that is not possible, we may have to consider raising our monthly assessment.

Fall Newsletter – Katherine will start to work on that and get President's column to Jackie sometime in the next couple weeks. The goal is to get the Newsletter mailed out by mid to end of October. This is the Newsletter that will contain the Self-Nomination Form for homeowners to nominate themselves for a position on the Board of Directors as either an Officer or Director. Secretary needs this information no later than midnight November 23rd in order to prepare ballots to go out in the Annual Homeowner Packet. The Homeowner Packet must be mailed 30 days prior to the Annual Meeting which means it needs to be completed, sent to Printer, and mailed in December (30 days prior to our annual meeting on January 18, 2020). (Secretary would like to have these packets ready for mailing the week of December 9th.) There is a lot of preparation and work ahead. Volunteers to help stuffing packets, putting postage on large envelopes, stamping return addresses and putting postage on small envelopes being returned, etc. are always appreciated.

Lawn – A couple people brought up that the lawn people seem to have lowered their blades and the grass appears to be shorter than usual. Katherine will talk to them about raising their blades again. General agreement that we have a good lawn crew and their prices are fair and reasonable.

By-law Revisions – Theresa is Chairperson of the Proposed By-law Changes Committee and handed out drafts of proposed by-law changes. The Board of Directors went through each and every one and made some changes to the proposed changes for clarity purposes. Theresa will re-type the final proposed Board of Directors agreed-up proposed by-law changes and send them to our attorney for approval. Process flowed smoothly and everyone agreed that Theresa did a great job.

CORRESPONDENCE: No correspondence.

ADJOURNMENT: Motion made by Sharleen Marshall and seconded by Stephen Dufrene to adjourn meeting. Motion carried unanimously. Meeting adjourned at 8:45 PM.

Jackie Higgins
Secretary, Meadows South HOA