

MEADOWS SOUTH ASSOCIATION, INC.

October 15, 2020

**A Corporation Not-for-Profit
Meadows South – Unit 1321-D**

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

ROLL CALL: Present: Katherine Call, Jackie Higgins, Linda Heppler, Joann Cahoon, Kathy Kennedy, Theresa Reimer. **Excused:** Jodi Thomas, Sharleen Marshall. Quorum Confirmed.

Guests present: Clayton and Elaine Humphrey (1285-H) (They chose to stay outside of the meeting room due to Elaine's smoke allergy)

SECRETARY'S REPORT: Motion made by Linda Heppler and seconded by Kathy Kennedy to accept September 17, 2020 BOD Minutes. Motion carried.

TREASURER'S REPORT: Katherine Call, President and Acting Treasurer, distributed financial reports through September 30, 2020. The monthly reports included: The Meadows South A/R Aging Summary through 9/30/20, Balance Sheet through 9/30/20, and Profit and Loss for 9/30/20. Our Profit and Loss report reflects a net income this month in the amount of \$3,188.88. Theresa Reimer made a motion to approve Financial Reports and Joann Cahoon seconded the motion. Motion carried.

President reported the receipt of an invoice from our attorneys, Clayton and McCulloh, in the amount of \$1,222.50. The invoice covered legal fees related to our new By-laws and each fee was broken down by date, task, and time spent handling the specific task item. Joann Cahoon made a motion that we pay it. Theresa Reimer seconded motion. Motion carried.

Some discussion ensued on the units that are behind in their maintenance fees. Except for the unit that is in foreclosure (1281-A) and our attorneys are handling, there was only one other unit that the Board decided should be turned over to our attorneys for collection purposes at this time. President will follow-up on that one. There is another unit that is in question because the owner passed away and the status of the unit is unclear. President is researching that unit.

Joann Cahoon made motion to accept Treasurer's Report. Theresa Reimer seconded motion. Motion carried.

PRESIDENT'S REPORT: President brought up the subject of sticky notes on the doors of residents. An anonymous person is putting sticky notes up again. A unit with a temporary "window a/c unit" reported receiving a sticky note about that a/c unit, which had already been cleared through the Board. No-one on the Board wrote that note and stuck it on resident's door. President will bring this topic up again at the 2021 Annual Meeting – that the BOD does not communicate in that fashion. (President previously brought this topic up at the January 2020 Annual Meeting.)

MEADOWS SOUTH ASSOCIATION, INC.

October 12, 2020

A Corporation Not-for-Profit
Meadows South - Unit 1321-D

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

ROLL CALL: Present: Katherine Call, Jackie Higgins, Linda Hepler, Joann Carlson, Kathy Kennedy, Theresa Reimer. Excused: Jodi Thomas, Shaheen Marshall. Quorum Confirmed.

Guests present: Clayton and Elaine Humphrey (1282-H) (They chose to stay outside of the meeting room due to Elaine's smoke allergy)

SECRETARY'S REPORT: Motion made by Linda Hepler and seconded by Kathy Kennedy to accept September 17, 2020 BOD Minutes. Motion carried.

TREASURER'S REPORT: Katherine Call, President and Acting Treasurer, distributed financial reports through September 30, 2020. The monthly reports included: The Meadows South A/R Aging Summary through 9/30/20, Balance Sheet through 9/30/20, and Profit and Loss for 9/30/20. Our Profit and Loss report reflects a net income this month in the amount of \$3,138.88. Theresa Reimer made a motion to approve financial reports and Joann Carlson seconded the motion. Motion carried.

President reported the receipt of an invoice from our attorneys, Clayton and McCullough, in the amount of \$2,022.50. The invoice covered legal fees related to our new By-laws and each fee was broken down by date, task, and time spent handling the specific task item. Joann Carlson made a motion that we pay it. Theresa Reimer seconded motion. Motion carried.

Some discussion ensued on the units that are behind in their maintenance fees. Except for the unit that is in foreclosure (1281-A) and our attorneys are handling, there was only one other unit that the Board decided should be turned over to our attorneys for collection purposes at this time. President will follow-up on that one. There is another unit that is in question because the owner passed away and the status of the unit is unclear. President is researching that unit.

Joann Carlson made motion to accept Treasurer's Report. Theresa Reimer seconded motion. Motion carried.

PRESIDENT'S REPORT: President brought up the subject of sticky notes on the doors of residents. An anonymous person is putting sticky notes up again. A unit with a temporary "window x/c unit" reported receiving a sticky note about that x/c unit, which had already been cleared through the Board. No one on the Board wrote that note and stuck it on resident's door. President will bring this topic up again at the 2021 Annual Meeting - that the BOD does not communicate in that fashion. (President previously brought this topic up at the January 2020 Annual Meeting.)

President brought up a unit that appears to have more than 4 people living in it. It is in Bldg. 1325 and Kathy Kennedy is the Building Director. Kathy will follow-up and if necessary, a letter will be written advising owner that, per our By-laws, no more than four (4) tenants are permitted to dwell in a rental unit. President brought up another unit in Bldg. 1293 where the owner asked for up to 5 months to take care of putting shutters back up. There were some personal reasons why the time was requested. After some discussion, a motion was made by Jackie Higgins to approve the request. Kathy Kennedy seconded motion. Motion carried.

President reported that a unit owner accidentally put their Spectrum check into the HOA box and mailed the HOA check to Spectrum. The owner always pays her maintenance fees and is a responsible owner. She wanted to know if we would waive the late fee while she worked out the situation with Spectrum. The Board voted in favor of allowing the waiver of the \$5.00 late fee.

President distributed individual spreadsheets to Building Directors indicating the status of the non-compliance issues for their individually assigned buildings. Building Directors will continue to advise the Officers of any units that have not complied to the letters sent to them and any new non-compliance issues.

Kathy Kennedy made motion to accept President's Report. Motion seconded by Theresa Reimer. Motion carried.

OLD BUSINESS:

- Status of Irrigation and Maintenance Work (Kevin Wright) – President reported that Kevin is doing a good job. No complaints have been received. There have been a couple complaints about the lawn crew, but Katherine will cover that at the 2021 Annual Meeting.
- To follow-up on September's BOD meeting about two healthy shade trees located in front of Bldg. 1289 on common property, the Board voted to keep the trees up. They are not causing root damage to any of the nearby units. Kathy Kennedy made a motion to leave the trees up. Jackie Higgins seconded motion. Motion carried.
- Status of 2020 Fall Newsletter and Nomination Form for position of Board of Directors – President distributed Fall Newsletter, with nomination form attached, to the building directors to distribute to the residents in their assigned buildings. President requested that Directors get them out no later than the upcoming weekend, October 17 or October 18. Also, the deadline date for the nomination forms to be received by the Secretary is Saturday, November 21st. Also, Secretary is mailing approximately 55 newsletters to homeowners who either do not live on the Meadows South property or are "snow birds" and are not yet back to Florida.

Theresa Reimer made a motion to approve Old Business. Joann Cahoon seconded motion. Motion carried.

NEW BUSINESS:

1. The Board of Directors reconvened outside the premises (due to Elaine's cigarette smoke allergies) to welcome Elaine Humphrey (1285-H) to serve on the Board as a Building Director. Elaine read a written statement, expressing her position as a new member to the Board, as well as clear up some areas of concern, one being the allowance of signs in homeowners' yards. Elaine brought up an issue in the past when she was asked by the Board to remove a sign and she complied immediately. This more current

issue involved removing garden flags and Elaine researched our governing documents. **Deed Restrictions, 7. SIGNS: state the following: No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than five (5) square feet advertising the property for sale or rent, or signs of like size used by a builder to advertise the property during the construction and sales period. This provision shall not apply to OWNER, its successors or assigns. The current Board of Directors was not aware of the "exclusion to homeowners regarding signs" at any time while serving and no malicious intent was intended toward any homeowner.**

2. Theresa Reimer, Building Director, resigned effective immediately due to medical reasons. Jackie Higgins made a motion, seconded by Kathy Kennedy to bring Elaine Humphrey on the Board of Directors. Motion carried. Elaine Humphrey will serve on the Board of Directors as a Building Director.
3. President brought up vegetation issues (flower beds, weeds). Some owners were complaining, so President advised Building Directors to just be careful when determining if they are non-compliance issues or not. If it is just a "mild" issue, let the Officers know and maybe a short note would suffice instead of a Fee Associated Form Letter. Theresa suggested possibly forming a Landscaping Committee. No further discussion.

Joann Cahoon made motion to approve New Business. Theresa Reimer seconded motion. Motion carried.

CORRESPONDENCE: None

ADJOURNMENT: Motion made by Katherine Call and seconded by Joann Cahoon to adjourn meeting. Motion carried unanimously. Meeting adjourned at 8:05 PM.

Jackie Higgins
Secretary, Meadows South HOA

issue involved removing garden flags and Elaine researched our governing documents. Deed Restrictions 7. SIGNAGE state the following: No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than five (5) square feet advertising the property for sale or rent, or signs of like size used by a builder to advertise the property during the construction and sales period. This provision shall not apply to OWNER, its successors or assigns. The current Board of Directors was not aware of the "exclusion to homeowners regarding signs" at any time while serving and no malicious intent was intended toward any homeowner.

2. Theresa Reimer, Building Director, resigned effective immediately due to medical reasons. Jackie Higgins made a motion, seconded by Kathy Kennedy to bring Elaine Humphrey on the Board of Directors. Motion carried. Elaine Humphrey will serve on the Board of Directors as a Building Director.

3. President brought up vegetation issues (flower beds, weeds). Some owners were complaining, so President advised Building Directors to just be careful when determining if they are non-compliance issues or not. If it is just a "mild" issue, let the Officers know and maybe a short note would suffice instead of a Fee Associated Form letter. Theresa suggested possibly forming a Landscaping Committee. No further discussion.

Joann Cahoon made motion to approve New Business. Theresa Reimer seconded motion. Motion carried.

CORRESPONDENCE: None

ADJOURNMENT: Motion made by Katherine Call and seconded by Joann Cahoon to adjourn meeting. Motion carried unanimously. Meeting adjourned at 8:02 PM.

Jackie Higgins
Secretary, Meadows South HOA