

MEADOWS SOUTH ASSOCIATION, INC.

April 15, 2021

**A Corporation Not-for-Profit
Meadows South – Unit 1305-F**

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, Linda Heppler, Kathy Kennedy, Lisa Brague. Quorum Confirmed. Joann Cahoon – excused absence.

Guest: Resident Clayton Humphrey – 1285-H

SECRETARY'S REPORT: Motion made by Katherine Call and seconded by Linda Heppler to accept March 18, 2021 BOD Minutes. Motion carried.

TREASURER'S REPORT: Katherine Call, President and Acting Treasurer, distributed financial reports through March 31, 2021. The monthly reports included: The Meadows South A/R Aging Summary through 03/31/21, Balance Sheet through 03/31/21, and Profit and Loss for March 2021. Our Profit and Loss report reflects a negative for the month in the amount of \$4,235.66. The reason for the negative balance is because we paid our annual Terminix cost in the amount of \$6,939.00. (Note: On the Profit and Loss sheet, the monthly Pest Control should have been \$300 (inside our homes) and the Outside Pest Control should have reflected \$6,939.00. These items were inadvertently reversed on the line items.) Also, it was noted that line items on the Balance Sheet were not lined up and the first part of the Assets section should have reflected phone expense in the amount of \$57.47 and Reserves in the amount of \$108,017.91. Simple Business Checking should have reflected \$27,611.99. These line items were "one line off." President pointed out that on the Aging Report, Unit 1289-C is \$1,410.00 past due on maintenance fees. Since the owner of the unit passed away more than one year ago, it has been noted that tenants have appeared to live there, sporadically. Kathy Kennedy made a motion to send a letter to our attorneys regarding Unit 1289-C. Motion was seconded by Lisa Brague. Motion carried. Additionally, there has been no response on Unit 1287-F. Kathy Kennedy made a motion to send a letter to our attorneys regarding Unit 1287-F. Katherine Call seconded motion. Motion carried. Jackie Higgins made a motion to approve Treasurer's Report and Lisa Brague seconded the motion. Motion carried.

PRESIDENT'S REPORT: President reported that we have an invoice from our attorneys in the amount of \$228.25 covering miscellaneous expenses (postage, Clerk of the Courts filing fee, and other miscellaneous legal fees.) President reported that the bill will be paid and wanted the Board to be aware of it.

Linda Heppler made motion to accept President's Report. Lisa Brague seconded motion. Motion carried.

OLD BUSINESS:

Status of Foreclosure – 1281-B – President reported that she received a phone call from one of the 3 owners of the property, indicating interest in selling the unit. President informed this person that she must contact our attorneys because it is in their hands. President reported that our attorneys went through all the legal

steps and a foreclosure hearing is scheduled for 11 am on 4/28/21. It will be an open auction, cash only. After some general discussion on what is collectable under the past due maintenance fees, attorney advised President that Meadows HOA cannot collect any monies before our governing documents were revitalized in January 2016. As of right now, if the selling bid goes higher than the starting bid of \$14,710, the HOA will receive additional money minus any legal fees (currently legal fees are approximately \$4,120). At this point, it all depends on how much the foreclosed unit sells for.

Status of Road Repairs and Retention Wall in front of Bldg. 1281 – President reported that retention wall in front of Bldg. 1281 would begin in the next few days and they will do the road repair after repairing the retention wall. Cost for retention wall: \$5,500. Approximate total cost for retention wall and road repairs for Building 1281 is approximately \$30,000. Katherine will distribute an official notice on Meadows HOA letterhead to residents advising them to find alternative parking during road repairs. City of Titusville Code Enforcement gave us until May 17th to fix the retention wall to prevent flooding into the small businesses in the shopping center.

Another discussion on road repair in front of buildings 1283 and 1285 ensued. Clayton Humphrey stated that there was no problem with water flow on that road. He insisted the work did not need to be done and the HOA could save \$12,000. Lot of discussion back and forth. President previously met with the contractors and they clearly stated that the road needed repair as the road is sinking. The contract was signed for the work to proceed, based on the approval of the Board of Directors at the March 2021 BOD meeting. There was a lot of discussion back and forth. Let the records reflect that Mr. Humphrey stated that he believed it was just the President's "opinion" and she was not the expert. President said she would talk to the contractors again about this road situation and proceed accordingly.

Follow-Up: Inbound/Outbound Communication Process between BOD and residents - President – Due to circumstances with Secretary's house remodel right now and the time and energy it is requiring, President offered to send emails to those residents who are not in compliance. Secretary appreciates it and will get back to it as soon as possible and help in any way she can.

Kathy Kennedy made a motion to approve Old Business. Jodi Thomas seconded motion. Motion carried.

NEW BUSINESS:

President reported that she heard from a resident who has an issue with their neighbor smoking on the back porch. Apparently, the smoke blows over in their yard and they wanted to know that the HOA could do about it. After discussion, it was determined that it is not an HOA problem. The neighbors should be working it out between them. It is not covered in our by-laws and it's a neighbor to neighbor issue.

A report was made by Linda Heppler that someone was dropping bagged poop in the yard of 1295-A. Secretary is aware of report and is walking and watching to see if this practice continues. Has seen nothing yet, but will be sure to make note of it when and if it happens in the future and will follow-up accordingly.

Jackie Higgins made motion to accept New Business. Katherine Call seconded motion. Motion carried.

- 1) Short discussions on a couple items of concern:
- 2) 1285-G residents dug up the yard, including the common area. Residents plan to lay sod down.
- 3) Mr. and Mrs. Olivio are owners of 1293-J. Mrs. Olivio passed away. (All mail goes to their son, Peter.)

BlueStream

- 4) Some emails about ~~E-Force~~ came to some of us. Katherine asked for a volunteer to research if they could be a possible provider instead of Spectrum? Kathy Kennedy will research it in June.

Jodi Thomas made motion to accept New Business. Kathy Kennedy seconded motioned. Motion carried.

CORRESPONDENCE: None

ADJOURNMENT: Motion made by Katherine Call and seconded by Linda Heppler to adjourn meeting. Motion carried unanimously. Meeting adjourned at 7:54 PM.

Jackie Higgins
Secretary, Meadows South HOA