

MEADOWS SOUTH ASSOCIATION, INC.

June 17, 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
Unexcused absence: Joann Cahoon. Quorum Confirmed.

SECRETARY'S REPORT: Motion made by Linda Heppler and seconded by Katherine Call to accept May 20, 2021 BOD Minutes. Motion carried.

TREASURER'S REPORT: Katherine Call, President and Acting Treasurer, distributed financial reports through May 31, 2021. The monthly reports included: The Meadows South A/R Aging Summary through 05/31/21, Balance Sheet through 05/31/21, and Profit and Loss for May 2021. Our Aging Report reflects a substantial decrease in past due monies owed to the HOA. Payment has been made for Unit 1281-B by the new buyers. Our Profit and Loss report reflects a net income for the month in the amount of \$13,836.20, which includes the proceeds from 1281-B in the amount of \$7,205.92 under the category Services. A suggestion was made to add a clearer definition of that line item, such as Recuparated Funds or Legal Fee Settlement. President will follow-up with our Bookkeeper. Also, the formatting on the Balance Sheet needs to be changed because it is still "one line off." Every line item needs to be moved down a line so that the item matches the dollar amount. Kathy Kennedy made a motion to approve Treasurer's Report and Lisa Brague seconded the motion. Motion carried.

PRESIDENT'S REPORT:

President informed the Board that two invoices to Clayton and McCulloh were paid, one for \$35 and one for \$167. Both invoices were for administrative work.

President reported that she contacted FPL for the two (2) streetlights that are out on Entrance 1.

President reported that our website people contacted her (President) to see about up-dating our website for a price. President declined.

President reported that Clayton and McCulloh sent a statement of account for Unit 1289-C. We had paid the standard fee of \$400 on April 27, 2021 which is the cost deposit for collections for Unit 1289-C.

President reported that people are starting to call our Hot Line more often. She received a call from new owners of 1321-J wanting to know how old their roof was. President explained that it was the owner's responsibility and not the homeowner association's responsibility. She is also receiving calls on sprinkler issues.

Linda Heppler made motion to accept President's Report. Motion was seconded by Jackie Higgins. Motion carried.

OLD BUSINESS:

Status of Unit 1289-C – President reported that this unit has been submitted to our legal team. President stated that a man stranger showed up at her door, asking for access into the unit. President denied access advising him that we do not have the power to give anyone access into that unit. Katherine passed this information on to Britney at Clayton & McCulloh. They will do a title search to find out what's going on with this unit. Meadows HOA will put our lien on the bank's lien. A demand letter was sent by Clayton & McCulloh to last known child of deceased owner. We have not been advised of any contact yet.

Status of Letters – April/May Monthly Survey – President reported that 6 courtesy letters were sent out and 25 non-compliance letters (Letter #1) were sent out. Directors Kathy Kennedy and Joann Cahoon will walk the property for the month of July, looking to see if non-compliant issues have or have not been resolved and report their findings to Jodi and Katherine. Joann Cahoon and Linda Heppler will do the month of August, looking for any new non-compliance issues and report their findings to Jodi and Katherine.

Update Renegotiation of Spectrum Contract; Other options? – Kathy Kennedy will report her findings at the September 16, 2021 BOD meeting. Our Spectrum contract expires in January 2022. Katherine called Spectrum and they said they don't care about the boxes.

Katherine Call made a motion to approve Old Business. Lisa Brague seconded motion. Motion carried.

NEW BUSINESS:

Procuring bids for resurfacing roads to be presented at January Annual Homeowners Meeting – President reported that we have \$61,753.35 in our Road Fund Account. We have approximately \$24,000 in our Savings Account. President stated that the edges on driveways need to be ground down to make driveways level with the roads. Road resurfacing (fills and seals) should all be done in one step. Resurfacing would eliminate flooding, as well as trip hazards. President requested permission to get three (3) bids. Board granted President permission to get bids which will be presented at the 2022 Annual HOA Meeting.

Unit 1321-J – It was brought to the Board's attention that 3 owners bought Unit 1321-J. It is imperative that we keep accurate records on the owners contact information, as much as possible.

Exterior Paint Colors – Discussion took place on allowing different colors being available for exterior painting of units. Discussion included a brief summary on what colors would be acceptable and harmonious, possibly considering only 4 to 5 colors to choose from. Board members were asked to feel free to bring their choice of colors to the September Board Meeting. Further discussion will take place at the September BOD meeting and should the Board approve additional colors, this proposal would then have to be approved by a majority vote of homeowners at the 2022 Annual HOA meeting.

Solar Panels – We cannot tell homeowners "no" if they want solar panels. We may be able to put some restrictions on where and how the panels will be placed on the unit, but the Board does not have the authority to tell a homeowner "no."

Jackie Higgins made motion to accept New Business. Lisa Brague seconded motioned. Motion carried.

CORRESPONDENCE: President received a letter of appreciation from Jane Jurca (homeowner) stating that things are looking nice. President has received some sprinkler complaints and passes them on to Kevin for repair.

October Neighborhood Barbeque or Potluck – Jodi suggested that the Board invite the neighbors to a get-together sometime in October. Jodi will make a flyer. Board will discuss it further at the September Board meeting.

ADJOURNMENT: Motion made by Katherine Call and seconded by Lisa Brague to adjourn meeting. Motion carried unanimously. Meeting adjourned at 8:15 PM.

Jackie Higgins
Secretary, Meadows South HOA