

MEADOWS SOUTH ASSOCIATION, INC.

October 21, 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, Joann Cahoon, and Melissa Brandon.

Guests: Karl Banks – 1325-C
Laura Whitney – 1337-H

SECRETARY’S REPORT: Motion made by Katherine Call and seconded by Joann Cahoon to accept September 16, 2021 BOD Minutes. Motion carried. (Note to Secretary: Follow-up with Melissa on her Board certification.)

TREASURER’S REPORT: Katherine Call, President and Acting Treasurer, distributed financial reports for the following months: June, July, and August 2021. The Board held off approving them in September due to some items that needed to be verified by the Bookkeeper and Treasurer. The monthly reports for June, July, and August included: The Balance Sheets and Profit and Loss Reports. (The Aging Reports for June, July, and August were distributed at the September BOD meeting.) The issues of concern that are listed in the September 16, 2021 BOD Minutes were explained by the President and corrected. Financial Reports originate from Quick Books and there were some items that needed to be cleared up. In summary, Road Fund monies were transferred from the Road Fund Account in the amount of \$47,400 to Operating Fund in May. The check from the Contractor was not cashed until June, thus reflecting an erroneous negative balance of -\$47,186.87. Also, phone expense is no longer being listed as a cumulative expense, but is clearly shown as a monthly expense and is now being shown as an expense on the Profit and Loss statement. Lines have been added to the formatting of the reports so that all items line up across the page. The monthly financial reports now reflect accurate accounting and updating of all income and expenses. Kathy Kennedy made a motion to accept the Financial Reports for June, July, and August 2021. Motion seconded by Lisa Brague. Motion carried.

September Financial Reports were distributed. The Aging Report through 9/30/21 reflects that most homeowners are staying current with their monthly maintenance dues. Other than one unit which is in the hands of Legal, there is only one account that is over 90 days “behind” and they will be sent a letter advising them that if payment is not brought up to date, their account will be turned over to Legal. Our Balance Sheet as of September 30, 2021 reflects a balance of \$125,224.34. Our Profit and Loss for month of September reflects a balance of \$3,424.69. Jackie Higgins made a motion to accept September Financial Reports. Kathy Kennedy seconded motion. Motion carried.

PRESIDENT’S REPORT:

President informed the Board that she will be writing a thank-you letter to City of Titusville – Solid Waste Division. Recently, someone put a daybed in the dumpster on Entrance 2 which resulted in “no pick-up” for a few days from Solid Waste. The bed was sticking out in front and the Solid Waste truck could not lift the

dumpster to empty it. It is not their responsibility nor is it their job to get out of their trucks and remove furniture from dumpsters. In summary, the Solid Waste Department went above and beyond their duties and arranged for two (2) trucks to come out and resolve the problem. One of the trucks was a special truck that was able to retrieve the bed out of the dumpster, thus allowing the other truck to empty the dumpster. President will send a letter of appreciation.

President reported that she has recently received three (3) phone calls from homeowners stating that Bruce, Inside Pest Control, is not knocking on their doors when he does his monthly spraying. Secretary explained that Bruce follows a Master Sheet and because of changes due to homeowner/tenant preferences, units being bought and sold, etc., it is up to the homeowner to let Bruce know if they are not getting monthly service so that he can update his Master Sheet. Bruce's phone number is listed on the bulletin board. Instead of homeowners calling the HOA Hotline, they should call Bruce directly. He does have a phone recording on during the day and homeowners can leave a message. He will call them back and they can resolve the issue. President will make note of this issue in the upcoming Fall Newsletter.

Kathy Kennedy made a motion to accept President's Report. Joann Cahoon seconded motion. Motion carried.

OLD BUSINESS:

Status of Unit 1289-C – President reported that this unit continues to be in the hands of our Legal team. No new activity to report.

Status of Letters – September Monthly Survey – Katherine distributed Monthly Non-Compliance sheets, indicating compliance status. For the month of October, Melissa and Lisa will do the walk around and look for any new non-compliance issues and make a notation on the spread sheet. Spread sheets should be turned into Jodi, Vice-President, with a copy to President and Secretary.

Update Renegotiation of Spectrum Contract - Kathy Kennedy and Clayton Humphrey volunteered to gather information on the Spectrum contract that expires in September 22, 2022. **Offers are contingent on acceptance by November 19, 2021.** Kathy Kennedy presented their findings: The options with Spectrum are as follows:

1. Option 1 – Bulk service Proposal Video and Internet (\$21.00 per month more per unit for same as current channels, internet, and DVR service). (Note: would require a maintenance increase if we go this route). 5% Max Annual Rate Increase.
2. Option 2 – Current service – no changes. (\$553 per month less than what we currently pay. \$6,636 less per year) 5% Max Annual Rate Increase.
3. Option 3 – Bulk Service Proposal Video Only – Reduced service - \$36.00 per home for cable video only. (\$869 less than current monthly rate; \$10,428 less per year) 5% Max Annual Rate Increase

Lot of discussion ensued. This proposal will need to go to the homeowners for vote. President will type it up and it will be included in the Annual Homeowner Packet.

Discussion on exterior paint colors to be presented at January Annual Homeowners Meeting – There was a lot of discussion on this subject. President did state that allowing a different paint color or colors could very well end up being an "enforcement nightmare." If we move forward on this and homeowners are in agreement, there will have to be very clear color code allowances and will have to be put in the Meadows South By-laws. Board discussed possibility of allowing only one preferred color as opposed to several colors.

One color that was looked at and liked was “Café Blue” – Valspar paint. Also, if we move forward and it does get approved by the homeowners, the Board will need to make it clear that the homeowner is not responsible to paint their unit UNTIL it needs repainting. Also, a decision has to be made on whether a homeowner can choose to keep the current color, if they so choose or will it eventually be phased out entirely? The Board will put this item on the Agenda for the Annual Meeting on January 22, 2022 for discussion. It is not time to vote on it yet, until we get homeowner feedback.

Location of Monthly Board Meetings – Short discussion on location of monthly board meetings. Kathy Kennedy is totally fine with having the meetings at her home. One major advantage is expense savings. To address the disability issue, the Board does have an entrance ramp available to anyone who may need it. Katherine Call made a motion to continue to meet at Kathy Kennedy’s home (1305-F). Joann Cahoon seconded motion. Motion carried.

Linda Heppler made a motion to approve Old Business. Joann Cahoon seconded motion. Motion carried.

NEW BUSINESS:

Preparation of Annual HOA Meeting – President reported that the Fall Newsletter will be ready to be distributed in the next few days. It should be ready for distribution by 10/30/21. Based on some phone calls the President has recently received from homeowners stating that Bruce, monthly pest control, has not stopped at their homes, President will add a blurb in the Newsletter advising homeowners of Bruce’s phone number with instructions to call him and leave a message. His schedule continually changes when people move out and owners or tenants move in and it is up to the homeowner to contact him directly and advise him. Jackie Higgins made a motion to approve revised Fall Newsletter to include the above-mentioned information. Lisa Brague seconded motion. Motion carried.

President reported that the owner of 1305-I made a request to put up a fence. It will not be on the 6’ easement and will have 2 gates and comply with our governing documents. Katherine Call made a motion to accept the fence request. Kathy Kennedy seconded the motion. Motion carried.

Katherine Call made motion to accept New Business. Joann Cahoon seconded motioned. Motion carried.

CORRESPONDENCE: None.

ADJOURNMENT: Motion made by Katherine Call and seconded by Lisa Brague to adjourn meeting. Motion carried unanimously. Meeting adjourned at 8:16 PM.

Jackie Higgins
Secretary, Meadows South HOA