

MEADOWS SOUTH ASSOCIATION, INC.
ANNUAL HOMEOWNERS MEETING
January 21, 2023 IRC United Methodist Church – Room 153

MEETING CALLED TO ORDER: President Katherine Call called the meeting to order at 10:00 AM. All stood for Pledge of Allegiance. President Call welcomed all homeowners.

CERTIFICATION OF PROXIES AND QUORUM: Secretary Jackie Higgins confirmed that a quorum was present and business proceeded. (26 people in attendance; 13 certified proxies – Total: 39)

ROLL CALL: Present: President and Acting Treasurer Katherine Call, Vice-President Melissa Brandon, Secretary Jackie Higgins. Directors: Linda Heppler, Kathy Kennedy; Director Lisa Brague excused. Quorum confirmed by Secretary.

SPECIAL REPORT: Secretary, Jackie Higgins, addressed the body and asked for a moment of silence in honor of our residents who passed in 2022.

Secretary also reminded homeowners that when they want to speak, they should please identify themselves and their unit number.

SECRETARY'S REPORT: A motion was made by Marie Sloan and seconded by Kathy Kennedy to accept the Minutes of the Annual 2022 General Membership Homeowners Meeting. By a Yea and Nay vote, motion carried and Minutes were accepted unanimously.

PRESIDENT'S REPORT:

Welcome and Introduction: President welcomed all homeowners and guests present. President introduced Board Members.

Goals and Vision for 2023:

President stated that one of the main goals is to consider what would happen if the Meadows South homeowners don't get involved on the Board. The main concern is that a Property Management Company would take over. She went on to explain how expensive they are and stated that Meadows East went into Receivership. (President was hoping that one of our homeowners who also owns a unit in Meadows East would show up so that he could share. He did not make it to the meeting.) If that should happen to us, our road reserves would get depleted and our maintenance fees would increase. A property management company could assess owners thousands of dollars. President stressed the need to keep our HOA alive. President encouraged owners to become directors which consists basically of attending a monthly board meeting and doing monthly walk-arounds of their assigned buildings. She also reminded folks that directors receive a \$15 credit against their maintenance fee each month. She stated that if we have more directors, it will be less work for the few directors we have now. She asked homeowners to spread the word to their neighbors who are homeowners. Discussion ensued. The question was asked: what would force us into Receivership? Secretary expressed her concern that as officers and directors step down after serving for years, that

it's important that a Board be in place to handle everyday business and keep the HOA running smoothly.

Status of Spectrum – President updated homeowners by explaining what the issue with Spectrum is. Bottom line: Original Spectrum contract was signed for a base fee of \$6,004 per month, excluding taxes and fees. Spectrum amended the contract, without our knowledge, making the base fee \$6,845.06, excluding taxes and fees. President stated that after 6 months of total frustration, trying to get answers to questions, the Board sent a letter to both legal entities of Spectrum laying out the issues. No response from Spectrum. Board made decision to get our legal team involved. Our attorneys provided some guidelines and we are now ready to send Spectrum another letter to their legal department. Our attorneys said they are well aware of Spectrum's problems and Spectrum has gone through some major management changes over the last year. There was discussion from the homeowners. It was suggested by Elaine Humphrey that if the contract increases in price, advise the homeowners. If there needs to be another negotiation, let's give the homeowners the option to get rid of Spectrum entirely.

Parking Pads - President stated that owners were notified that reflective strips will be put down designating 2 parking spots per unit. It is industrial highway masking tape. They are approximately 12 to 15 inches long and will only be place at the top of the parking pad. They will not run down the entire pad. The measuring and placement of adhesive tape will be done by Kevin Wright and Katherine Call. Time involved in doing this task will be donated. The total cost of project would be approximately \$500. President passed around a pre-cut piece of the peel and stick adhesive that will be used so that homeowners could see and feel it.

Meadows South Website – President gave updated report that old website has been corrupted due to program files being deleted. Some discussion ensued regarding making official Board Meeting Minutes available to homeowners. When website is up and running, those Minutes will be available. Homeowner Rita Pritchett (Unit 1305-I) made motion that within 45 days, due diligence be exercised in getting the new website up and running, making it available to all Meadows South homeowners. Jackie Higgins seconded motion. Motion carried by unanimous yeas vote.

TREASURER'S REPORT:

President gave Treasurer's Report. Copies of the Meadows South Balance Sheet through December 31, 2022 were made available. Also, copies of the Profit and Loss Statement covering period of January through December 2022 and Proposed 2023 Budget were made available. President stated that there would be no maintenance increase this year, but it most likely cannot be avoided next year. Discussion ensued. Rita Pritchett (1305-I) requested some things be added to our financial reports. She also expressed being in favor of a CPA review, for BOD protection. Rita also expressed her concern that the HOA focus first on those expenses that are regular, re-occurring expenses, such as cable, trash, lawn, reclaimed water, etc. Those expenses are first priority. Secondly, she stated that she thinks we should focus on "making better" the things we already have in place – referring to our common areas and appearance of our neighborhood, before we start any new projects. Rita will write her suggestions down and send them to the President and copy the Secretary.

Status Report (Liens, Foreclosures, etc.): None

President reported that the Post Office found a bunch of mail they lost dating back to 2019 through 2021. President went to the Post Office and spoke to a Supervisor. The Post Office is responsible for losing the mail, which included a lot of homeowner and bank checks. President is sending a letter to everyone who had a lost check and making sure that they were not charged for stop payments or fees. If so, they will be reimbursed.

Linda Heppler made a motion to accept President's Report and Treasurer's Report. Toni Ligouri seconded motion. Motion carried unanimously by a yea vote.

OLD BUSINESS:

General Landscaping Report:

Lawn Service: President stated that Lawn contract doesn't expire until March 2024.

Irrigation Sprinkler System: President reported that the Board will be procuring bids to check the cost of refurbishing our sprinkler system, since it is so old. Discussion ensued. Kevin Wright handles our sprinkler system and he said everything is fixed, as long as the City is giving us water. Depending on the results of those bids, this subject will be presented to homeowners for a vote prior to the 2024 Annual HOA meeting. (Note: Susan Seger (1317-E) volunteered to help Kevin.)

Status of Monthly Walk-Arounds: President reported that walk-arounds are done monthly by the Directors. (Each Director is assigned 2 or 3 buildings that they are responsible for, reporting any non-compliance issues that are noted during the monthly walk-around.) Yvonne Duengel (1287-E) brought up two issues. The first issue was about the Norfolk Pine tree in her backyard neighbor's yard. It is very messy and needs clean-up. President reminded everyone that it is the owner's responsibility to take care of their backyard trees and foliage. The second issue Yvonne brought up was about the 2 pit bulls from Unit 1287-G that are still running free without leashes, causing fear to the neighbors. This is a rental unit. President will follow-up with the owner, Edgewater Homes, again.

Kathy Kennedy made motion to accept Old Business. Toni Ligouri seconded motion. Motion carried unanimously by a yea vote.

RECESS – 15 Minutes

President called meeting back to order to report Election Results and the results on the proposed By-law. The results are as follows:

ELECTION OF OFFICERS AND DIRECTORS:

2023 Election Results – Secretary presented the results of the ballots returned and results are as follows: (By a majority vote, all of the following people are officially elected on the Board of Directors.)

Katherine Call was elected President. (54)
Melissa Brandon was elected as Vice President. (56)
Jackie Higgins was elected as Secretary. (57)
Linda Heppler – Director (55)
Kathy Kennedy – Director (58)
Lisa Brague – Director (55)
Susan Seger – Director (57)

(Mary Harvey continues as Bookkeeper and Katherine Call serves as Acting Treasurer.)

Results – Proposed By-law Change:

If a homeowner makes any exterior changes to their property or building unit (improvements, alterations, or upgrades), including fences, sheds, roofs, short walls, painting and all other existing By-law regulations and restrictions, the homeowner MUST comply with current By-laws, or they will be cited for Non-compliance to the By-laws.

Proposed By-law passed as follows: 49 approve; 9 disapprove.

This new By-law will be incorporated into the By-laws. President Call will advise our legal team of this amendment to our governing documents and they will record and file it with the court.

NEW BUSINESS:

- **Exterior Paint Color Change – On Hold.** There is not enough interest at this time to consider any paint changes.
- **New Entrance Signs – Meadows South Entrance 1, 2, and 3** – President gave report on the deterioration of all three of the Entrance Signs. Because of the high cost of replacement, President will procure bids and homeowners decide by voting whether to proceed or not. Discussion followed. Suggestion was made to build the signs ourselves and a homeowner volunteered to check into that. (Caroline Sampson- Unit 1285-F) Advised Caroline to contact President or come to the February board meeting to share her findings.
- **Security Cameras** – 4 sites (where dumpsters are located) – President gave report on reasons why cameras would be beneficial by the dumpsters. Unauthorized people use our dumpster. We have a standing “No Trespass” order in Meadows South and if someone comes in from the outside and breaks our rules, we can contact police and they will handle it. Handouts were made available showing the solar security cameras the Board had selected after researching many options and the price of the cameras. (DEKCO 2K Solar Security Cameras Wireless Outdoor; Approximate cost for 4 cameras – \$360) For the record, Susan Seger (Unit 1317-E) suggested a Deer Camera because the price would be less expensive. However, the price of \$360 covers 4 of the DEKCO cameras which is a very good price.
- **Yard Debris** – Susan Seger (1317-E) asked about designating a pick-up location (possibly near Entrance 1) where residents could deposit tree branches, limbs, foliage, etc. instead of having individual piles in front of homes. President stated that having a

pile on common property would kill the grass and that homeowners are responsible for taking care of their own foliage and their own trash. General discussion followed.

- **Annual Terminix Inspections** – Secretary advised those present that the annual inspections will begin on January 23, 2023. When the buildings have been inspected, Terminix will send their findings to the Secretary who will notify any homeowners if there are signs of termite activity. Some discussion took place. It was noted that if subterranean termites are found inside one's home, Terminix will get rid of the termites and replace the drywall and wood that has been destroyed.
- **Proposed By-law amendments: Discussion only**
 - Allow Board Members who live off premises, but in Brevard County – Elaine Humphrey made a motion that if we send out an amended by-law provision to add non-resident **owners** to be on the Board, we also add a spouse or immediate family member to an owner in good standing, **that is not an owner or on the deed**, to be able to be on the Board. Melissa Brandon seconded motion. A heated discussion took place and a suggestion was made to propose two separate by-laws, as follows:
 - Allow owners who do not live on the premises to be on the Board of Directors.
 - Allow non-owners, who are a spouse or immediate family member in good standing, to be on the Board of Directors.
 - Feeding of squirrels and other wildlife prohibited. Some discussion.
 - Change wording on current By-law pertaining to roofs – Take out the words “or equal” as it relates to color. Owens Corning paint is still available and keep the color Beachwood Sand and also add the color Amber made by Owens Corning. Amber is the same color as Beachwood Sand, but Owens Corning changed the name to Amber for marketing reasons. Also add, if unable to obtain those colors, owner must have Board Approval prior to new roof installation.

These proposed by-law changes were not voted on. If Board determines to propose these to the homeowners, they will be sent out at least 30 days in advance for a vote and a Special Meeting will be called by the President.

Kathy Kennedy made motion to accept New Business. Toni Ligouri seconded motion. Motion carried unanimously by a yea vote.

Correspondence: None.

Adjournment: Elaine Humphrey made motion to adjourn meeting. Linda Heppler seconded motion. Motion carried unanimously by a yea vote. Meeting adjourned at 12:04 p.m.

Jackie Higgins, Secretary
Meadows South Homeowners Association