

NOTICE TO HOMEOWNERS ONLY

MEADOWS SOUTH ANNUAL HOMEOWNERS MEETING

WHEN: SATURDAY, JANUARY 21, 2023

LOCATION: INDIAN RIVER METHODIST CHURCH
Room 153

**TIME: 10:00 AM (Please come 15 to 20 minutes early
to sign in and get a seat!)**

**If you have not turned in your ballot, please bring it with you. Thank
you.**

Thank you for your support!

MEADOWS SOUTH HOMEOWNERS ASSOCIATION, INC.
A Corporation Not-for-Profit
AGENDA - ANNUAL MEMBERSHIP MEETING
JANUARY 21, 2023 – 10:00 AM
Indian River Methodist Church, Room 153

1. Call to Order & Pledge of Allegiance (President)
2. Roll Call (Secretary)
3. Certification of Proxies (Secretary)
4. Certification of Quorum (Secretary)
5. Moment of Silence in memory of those who passed in 2022 (Secretary)
6. Minutes of Last Annual Meeting (1/22/22)
7. President's Report
 - a. Welcome and Introduction
 - b. Goals and Vision for 2023
 - i. Status - Spectrum ✓
 - ii. Parking Pads – Designating 2 spots per unit ✓
 - iii. Meadows South Website (new) ✓
8. Treasurer's Financial Report (President)
 - a. Proposed 2023 Budget ✓
 - b. Status Report (Liens, Foreclosures, etc.) ✓
9. Old Business (President)
 - a. General Landscaping Report ✓
 - i. Lawn Service ✓
 - b. Irrigation Sprinkler System - Maintenance or Upgrade; Will procure bids. ✓
 - c. Status of Monthly Walk-Arounds – Non-compliance issues – BOD Directors ✓
- 10. Recess – 15 minutes**
all elected 4/9/23
11. Election Results of Ballots - 2023 Officers and Directors (Secretary)
12. Results – Proposed By-Law Addition to Governing Documents
Passed 4/9/23
13. New Business (President)
 - a. Exterior Paint Color Change – On hold ✓
 - b. New Entrance Signs – Meadows South Entrance 1, 2, and 3 ✓
 - c. Security Cameras – 4 sites (where dumpsters are located) ✓
 - d. Annual Terminix Inspections - Secretary
 - e. Discuss proposed by-law amendments:
 - i. Allow Board Members who live off premises, but in Brevard County
 - ii. Feeding squirrels and other wildlife – Prohibited.

• *Rental Cap* •

- iii. Maintenance Increase - \$
- iv. Change wording on Roof Color: Take out "or equal" and insert either another color (in addition to Beachwood Sand) and also add: If unable to obtain those colors, must have Board Approval.

14. Correspondence

15. Adjournment