

**Meadows South Association, Inc**  
**Minutes of November 20, 2024 Board Meeting**  
**Washington Plaza, 3880 S. Washington Ave, Suite 232**

Meeting called to order at 7:02 PM. Pledge of Allegiance recited.

**Roll call:** President (Seger), Vice-President (Reimer), Secretary (Aguilera), Treasurer (Jones), L. Heppler, C. Renshaw, in attendance; Quorum met.

D. Collins of Collins Realty Group and Jennifer Vo of Clover Key attendance noted.

Seger motion to accept October 16, 2024 minutes as published without reading.

- Motion seconded and carried.

Jones delivered Treasurer's Report.

- Aging report discussed with specifics on 1321G.
  - Heppler motion to accept report.
    - Motion seconded and carried.
- Profit & Loss summary discussed.
  - Heppler motion to accept summary.
    - Motion seconded and carried.

Seger delivered President's Report

- Paul Reimer has resigned Vice-Presidency
- Seger desires to step down.
- Seger motion to elect C. Humphrey as President
  - Discussion regarding governing document requirements relative to membership and residency requirements.
  - Determination made that non-member cannot serve on the Board and that a non-resident can serve on the Board.
  - C. Humphrey withdraws candidacy.
  - Seger reminds all of cost of property management services, if no one willing to serve as President.
  - D. Flowers agrees to serve as a Director.
  - Jones motion to elect D. Flowers to Board of Directors.
    - Motion seconded and carried.
  - Jones motion to elect D. Flowers as President and Seger as Vice-President.
    - Motion seconded and carried.
  - Secretary stated desire for direction as Secretary.
    - D. Collins noted property management company would provide secretarial services plus additional services, if hired.
  - Renshaw motion to accept President's Report.
    - Motion seconded and carried.

### **New Business**

- D. Collins announced impending retirement and introduced Jennifer Vo of Clover Key.
- Secretary questioned HOA due increases under a property management company (PMC).
  - Collins discussed cost of cable TV contract.
  - Jones motion to add PMC cost to 2025 proposed budget
    - Motion seconded and carried.
- Flowers directed budget approval be tabled to subsequent meeting.
- Discussed establishment of a Fining Committee.
- Discussed stormwater remediation contract with Noble. Issue tabled to next meeting.
- Discussed new website and probable costs. Alex DeLoach to provide web hosting services.
- Discussed lawn care contract.
- Discussed irrigation system status.
- Discussed annual meeting packet material. Discussed desire to mail by 12/10/24.
- Seger motion to accept Old Business.
  - Motion seconded and carried.

### **New Business**

- Discussed 1287E request for chain link fence.
  - Flowers took action to perform a site inspection
- Discussed need to complete Director DBPR training
  - D. Collins offered 3<sup>rd</sup> party site solution for training, but DBPR offers course for free

Announced next board meeting scheduled for December 18, 2024 at River Lanes Family Entertainment Center at 7:00 PM.

Flowers motioned to adjourn. Seconded and carried. Meeting adjourned at 8:33 PM.