

**Meadows South Association, Inc**  
**Minutes of December 3, 2024 Special Meeting**  
**River Lanes Family Entertainment Center, Banquet Hall**

Meeting called to order at 7:00 PM.

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

**Item 3(a): Property Management Cost Inclusion in 2025 Proposed Budget**

- Discussed pros and cons of hiring Clover Key for property management services.
- Flowers motion to terminate discussions with Clover Key and not include property management services in 2025 budget.
  - Motion seconded and carried.
  - Flowers action to notify Clover Key and Collins Realty Group.

**Item 3(b): Stormwater Violation Redress**

- City served notice of a stormwater drainage violation in August 2024 with a requirement to fix by October 4, 2024.
- Association under threat of \$250 per day fine if not fixed by October 4, 2024.
- Paul Reimer worked with Noble Construction out of Sanford to bid. Noble submitted a bid of \$29,650. Discussion deemed this bid fair and reasonable.
- No other bids sought. State statute allows sole bids in emergency response. This situation qualifies as an emergency.
- Question on length of fencing to be replaced. Answered.
- Flowers motion to accept bid and sign contract.
  - Motion seconded and carried.
  - Flowers action to contact Noble and sign contract.
  - P. Reimer noted for his excellent work with Noble.
- C. Humprey questioned ability to pay contract upon completion.
  - Flowers took action to work payment schedule with Noble.

**Item 3(c): 2025 Proposed Budget Approval**

- Cable TV contract signed in 2022 at \$38 per unit.
- President believes Spectrum has overcharged by \$45,000 to date and filed complaint with FCC.
- Spectrum notified of complaint on December 3, 2024 and has 30 days to respond.
- Association awaiting response from Spectrum.
- Flowers motion to accept 2025 proposed budget.
  - Motion seconded and carried.

**Item 3(d): Lot 126 Fence Request**

- Interior unit request for chain link fencing denied.

- Flowers action to inform unit owner.

**Item 3(c) Re-Visited: 2025 Proposed Budget Approval**

- C. Humphrey questioned ability to offer officer discounts relative to Articles of Incorporation wording
- Board agreed to remove officer discounts from budget.
- Humphrey motion to accept 2025 proposed budget without officer discounts
  - Motion seconded and carried.
  - Flowers action to revise proposed By-Law changes relative to officer discounts.

**Item 3(e): Lot 58 Unit Owner Suspension of Services, Benefits, and Privileges**

- Discussed Lot 58 owner suspensions.
- Owner agreed to make a payment by December 6, 2024.
- Flowers motion to wait until December 7, 2024 to notify of suspensions if not payment made.
  - Motion seconded and carried.

**Item 3(f): Annual Packet Material Approval**

- Discussed material to include in annual packet.

**Item 3(g): Revision of By-Laws**

- Discussed proposed changes.
- Flowers motion for Board approval of proposed changes with noted changes of officer discount removal.
  - Motion seconded and carried.

**Item 3(h): Proposed Rules and Regulations Document**

- Discussed document and recommended changes.
- Board to review all recommended changes as submitted by membership.
- Flowers action to incorporate changes regarding prohibition of UAVs and fencing.

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 7:56 PM.