

**Meadow Wood Farms Property Owner's Association
Executive Board Meeting October 10, 2013
St. John's United Methodist Church CR 328, Ocala, FL**

President Waller called the meeting to order at 7:00 pm.

Board Members present were: Dave Kane, Vice President, Dick Woodrome, Treasurer, Connie Story, Secretary

- I. Minutes of the September 12th Executive Board Meeting had been posted on the MWFPOA website and reviewed prior to the meeting by all board members present. A motion was made to accept the previous minutes as written, seconded, no additions or corrections, minutes approved by all.
- II. President's Report: one contact since last Executive Brd. mtg. Question related to Unity of Title and was referred to Jim Bain, liaison with County for "roads issues".
- III. Vice President's Report: Dave Kane reported that the new yield sign at the second entrance had been bent in half. He was able to return it to the proper position. If the incident occurs again, there will be a vandalism report to the Sheriff's Dept. He continued with a note that one of the "goals" for the Association of a routine "litter pick-up" throughout MWF roads has been met. CERT members agreed at their last meeting, to volunteer to perform the task, either quarterly or twice a year. Will ask for additional volunteers. November 9th will be the first date of this project by CERT.
- IV. Secretary's Report: Connie Story – No report
- V. Treasurer's Report: Dick Woodrome – Collected \$1987.00, expenses \$2690.00, net decrease of \$703.00. Year to date 2013: \$8378.00, 2012: \$7962.00. Check book balance is \$8642.00. Three CD's total \$13,913.00. Sold one new CERT sign, will continue to take orders, sold 176 Cookbooks for \$1944. Motion made to accept the Treasurer's Report, report was approved by all.
- VI. Committee Reports
 - a. Control: No chair person. According to the MWF By-Laws, the committee must consist of at least three persons. In the absence of a Control Committee, the Board become the Control Committee.
 - b. Beautification: No chair person.
 - c. Directory: New chairperson – Donna Levin, not present. Pres. Waller met with her last week and passed on to her the necessary information and contact info of the graphic artists that did the recent directory.
 - d. Membership: Dick Woodrome - Currently 218 members.
 - e. Refreshment: BK Sawyer – not present. No report.
 - f. Newsletter: Jodie Gebhard – present. Dick noted that distribution is going very well. 270 News Letters delivered to date.
 - g. Party: Connie Story - present. Next neighborhood function will be Meet & Greet in the spring. Date to be announced.
 - h. Recycling: Emily Woolf – not present. No report.
 - i. Sunshine: Sandy Mollberg – present. Sent 1 card.
 - j. Welcome: Della Brock – not present. No report
 - k. Maintenance Task Force: Dick Woodrome reported fencing and brush removal at second entrance was finished.
 - l. Web site: Wayne Hebert – not present. No report.
- VII. Old Business.
 - a. Facilities Rental Agreement
 1. Clarify ownership of Park – review Deed: A copy of the actual Deed, issued in 1976, shows Context Development Co., for the sum of \$10, sold the park to the MWF Association. Copy

of deed can be viewed at the County Clerk of Courts office. The Association pays county taxes on the property as well as liability insurance (General Commercial Policy), the mowing and covers the cost of fence, equipment maintenance, repairs and general up-keep. The Board did not feel that MWFPOA's liability policy should be the primary policy in the case of a *private party* held in the park thus requesting proof of insurance by the individual having the party. Discussion during this meeting revealed that an "event policy" can be purchased by the individual for a small sum in lieu of their homeowners. Wording in agreement can be changed to " proof of liability insurance in the amount of \$300,00". An event policy, homeowners, or general commercial coverage are acceptable.

- b. Change the name to Facilities Reservation Agreement? The adoption of an agreement from its inception was to reserve exclusive use of the pavilion, which the Association has the right as owner to do, and so stated that at no time would this interfere with any other use of the park by MWFPOA members or non-members as was stated in the agreement. A discussion was opened. A suggestion was made to take it before the membership, dismantle it, item by item and get the opinions of the membership. Pres. Waller suggested a prepared summary of the items that need to be decided upon for publishing in the November Newsletter. This would give residents time to be thinking about those items prior to the Association meeting Nov. 21st. In addition, Pres. Waller moved that the Facilities Rental Agreement be removed from the website, with all references to it, and the contact be suspended until discussion at the November 21 Association meeting. A motion was made and seconded to accept the proposed removal and suspension of the FRA until November meeting. All in favor.
- c. Roads Reclamation Project: Nothing new to report. Mr. Bain provided a detail of questions covered during his Sept. 16 meeting with the county at the last Assoc. meeting, in the Newsletter, and on the website.
- d. Beautification/Entrances status report: Project to begin on October 25,26 at 9:00 am at first entrance. Help with juniper removal is requested.

VIII. New Business

- a. Meeting Protocol re: Speaking at Membership Meetings – The Board discussed various strategies for keeping Association meetings short, to the point, and efficient. Further discussion will take place at the next Board meeting.
- b. Prepublication of Meeting Agendas: The current President agreed to post the agenda for the Association meeting at least two days in advance and will notify residents via Meadowwoodfarms1 that the agenda is available for review.
- c. Agenda Items for November Assoc. Mtg.
 - 1. Guest speaker – Brian Gibson, MCSO (CERT)
 - 2. Entrance Project Update
 - 3. Other – Sandy Mollberg brought an example of a ball cap with Meadow Wood Farms embroidered on it to see if there is interest in selling caps as a fund raiser. Will present idea to members at Assoc. mtg.
 - 4. Dick has arranged to get an estimate for having the driveway in the park paved. He will compare that estimate with one from the county, should the roads project go through. This an exploration process only.

No additional new business. Meeting adjourned at 8:20 PM

Respectfully submitted:

Approved:

Connie Story, Secretary

Elizabeth Waller, President

