

Meadow Wood Farms Property Owners Association

Executive Board Meeting March 7, 2023

Friendship Park

Present: Jim Bain, President: Mark Cooper, Vice President: Gena DeCamella, Secretary

The Meeting was called to order at 7:00 p.m.

The Minutes from the February Executive Board Meeting as posted were approved, after amended, by acclamation.

President's Report: President Bain reminded everyone in attendance that this is an Executive Board Meeting not a membership meeting and that we would cover everything in the agenda, item for item and while we may entertain some conversation it is not a requirement of this meeting. Next Tuesday is the membership meeting and if members would like to offer items of discussion they will be more than welcome to do so at that time. President Bain stated that everything in his report is covered in the agenda for the meeting.

Committee Reports:

Control: Dale Kennedy no new items to report.

Beautification: Chris Banks no new report.

Website: Website Chair Karen Reade not present, committee member DeCamella reported that the website is up to date and working well. Past President Jim Thomas stated that the By-Laws that are posted on the website are old and need to be updated. Specifically, amendments that were passed in 2018, 2020, and 2021 that are not reflected on the website. It was determined that Karen Reade was the secretary at that time and the board should start there for updated information. Member Carolyn Camp stated that she had received the updated By-Laws from Karen Reade for the Directory and that the Directory By-Laws are correct and up to date.

Membership: President Bain was approached by Frenchie Bisaux who apologized for her lack of time and stepped down from this position which also includes "Adding Value to Membership". He stated that we will be looking for a replacement as soon as possible.

Refreshments: Holly Roberts not present.

Newsletter: Gena DeCamella reported that everything is going really well with the new printing company. The quality of the pictures and text in the newsletters was pretty good. All submissions for the newsletter must be received by the 20th of the month and sent to the printer by the 25th. She also reported that the newsletter is having a change with the neighborhood distributor as Pat VanNostrand has stepped down and Carolyn Camp has agreed to take the position for the April distribution. All lists and directions have been received from Pat and forwarded to Carolyn.

Activities: Kim Cooper reported that Marny Donnelley donated an 8' table and 14 folding chairs to the POA. She stated that she received a request from Carol Harper, a member of the POA and advertiser in the Newsletter for Blue Cross Blue Shield, to hold an event in the Pavilion to talk about Healthcare and Medicare. Carol said that she would provide refreshments and discuss the Affordable Healthcare Act for

U65 and Florida Blue Medicare. A discussion was had and it was determined that the presentation would likely be part information and part sales. A motion was made, seconded, and approved by acclimation that this presentation would not be sanctioned by the board as a community event and Carol would need to reserve the Pavilion, pay the deposit, and rent tables and chairs. Kim reported that there is a gentleman who lives in the neighborhood who would like to host a “paint and sip” activity for the community in the Pavilion. He would probably charge for supplies and possibly for his time. It was agreed that this would be supported by the board as a community event since he is not attempting to sell anything. She reported that activities already scheduled include the Country Boyz BBQ food truck Wednesday March 8th, Trivia March 9th, next Friday, March 24th is the Don Middlebrook concert, and Saturday March 25th, Dee Collier presentation. For the April Movie Night, she is working on having a food truck. The paint & sip may be scheduled for April. Lastly, she reported that she was going to be stepping down from Activities but will complete her year. Everyone thanked her for all of her hard work.

Sunshine: Jennie Adams not present, but sent a card to President Bain for the loss of his horse.

Welcome: Michele Shuler not present.

Maintenance: Ian Reade no new report.

Vice President’s Report: Vice President Cooper reported that he’s noticed that during his weekly clean up of the neighborhood that everything seems much cleaner than when he moved in and he feels that neighbors are taking a more active role in keeping things clean.

Secretary’s Report: Secretary DeCamella reported that the minutes from the previous Association Board Meeting had been printed, sent out for review and posted on the website. Previous President Thomas reported that there was a typo in the minutes that had been posted. Secretary DeCamella stated she would correct and re-post.

Treasurer’s Report: President Bain reported on behalf of Karen Reade that the association currently has \$8,369.57 in the bank. All of the bills were paid and checks deposited. Current number of households is 203. Profit and Loss statement results: total income for this fiscal year is \$12,832, total expenses are \$8,294, net ordinary income \$4,537. Balance sheet reflects two CD’s worth approximately \$10,300 so total assets are significantly higher than our bank account reflects. Current liabilities are \$150 which is a deposit for the Pavilion which we owe back. President Bain reported that the POA is in good shape as we have more than one year of our annual budget in reserve. Comparing 2023 to 2022 the net income change is a positive \$53. A motion to approve the financial report as presented was made, seconded, and approved by acclimation.

Old Business:

- a) Association Goals: Adding Teeth to Deed restrictions: President Bain reported that the board has been working on this over the course of the year. Most of that has been directed by sending appropriate letters and chasing violations.
- b) Adding Value to Membership: President Bain reported that Frenchie has stepped down from this position and that she was not able to do anything in regards to this goal. The board will continue to work on moving this goal forward and find a replacement.
- c) Membership Growth: President Bain is looking for a new candidate to fill this position.

- d) Blue Stream Presentation: Cancelled again and will not be invited back.

New Business:

- a) Website Cover Photos: President Bain reported that he received 38 entries that met the guidelines for the photo contest. Thirteen of those were voted on by the board, six of those received multiple votes and of those, two were selected. They are one with azaleas and one with horses to represent the neighborhood. President Bain thanked everyone who submitted photos for the contest.
- b) The Ortiz Letter: President Bain welcomed Michael and Leah Ortiz and reported that he had sent out the letter as was requested by the board explaining the objections to the hair salon on their property and also copied to Michelle Stone, our county commissioner. He reported that he received a call from the zoning board that had been asked by the county commissioner to investigate this situation. The letter contained our primary objections which are: the hair salon violates at least one if not two of the deed restrictions. It also violates the county zoning requirements, with which the county seems to agree although we do not have that officially. The board is waiting for the county to complete its formal investigation in respect to permitting and environmentally with the current septic system that is installed and in respect to zoning as this neighborhood is zoned A-1 and does not permit businesses. In regards to further actions, President Bain recommended to take none until we hear back from the county. Past President Thomas commented that the subject property is also in violation of Item 21 of the deed restrictions which states: There shall not be permitted or allowed any commercial buildings or activities in this subdivision other than as herein provided. Leah Ortiz commented that she had heard from the county and from Environmental Health and that the county told her that she has met all of her permitting requirements and that Environmental Health told her that she needed to perform a water test. She stated that she has submitted her water for testing and should have the results within a couple of days.
- c) Election Committee: An election committee needs to be formed to assist with electing a new board for next year. As there were no volunteers, the current board will look for volunteers. President Bain invited all attendees to run for election if they had a desire to serve the neighborhood and to be a part of this association.
- d) Potential to raise dues: Membership dues have been the same since 2008 which was raised from \$35 to \$55. A discussion was had regarding the need for increased dues. Items of concern were raised regarding upcoming replacements needed for tables, chairs, sheds, roof replacements etc. and that we do not currently have a big enough buffer to cover all of these items in the bank. Also included in the discussion is that the dues have not increased in correlation to the rising cost of everything. A motion was made and seconded, approved by acclamation to present at the General Association Meeting on March 14th to raise the dues to \$95.

Meeting was adjourned at 7:55 p.m.

President Jim Bain

Secretary Gena DeCamella