

Meadow Wood Farms Property Owners Association

General Membership Meeting March 14, 2024

Friendship Park

73 Lake View Dr. East Ocala, FL 34482

Present: President Jim Bain, Vice President Mark Cooper, Secretary Gena De Camella, Treasurer Karen Reade

The meeting was called to order at 7:00 p.m. President Bain welcomed everyone, and led the Pledge of Allegiance. President Bain asked attendees if anyone was a new member, or a new attendee, Gino Laney introduced himself and was welcomed by everyone.

The meeting minutes from the January meeting were approved as posted on the website.

President Bain reported his report is contained within the agenda.

Vice President Mark Cooper reported that the neighborhood was looking good, and that he is getting a crew together for park cleanup in the next couple of weeks.

Secretary Gena De Camella reported minutes have been typed and posted minus the Executive Board Meeting from two days ago.

Treasurer Karen Reade reported that there is \$13,186.21 in the bank. We have two CD's worth \$5,195.73 and \$5,090.42 which are for emergencies. All checks have been deposited and all bills paid. There are 222 members in the Association. The financials have been approved by the Board, and posted on the website.

Committee Reports:

Control: Chad Ross absent

Decorations: Chris Banks absent

Website: Jim Thomas reported that there are currently 71 registered users.

Membership: Patricia Wagner invited everyone to please attend the May General Association Meeting and to renew and pay their membership so that they can participate in the raffle drawing for a \$50 gift card.

Refreshments: Holly Roberts absent, Ron Roberts brought refreshments.

Newsletter: Gena DeCamella reported that there are new ads being run almost monthly which help to off-set the cost of the newsletter. She also asked that anyone who would like to submit stories, poems, articles etc. to please forward to newsletter@mwfpoa.com.

Activities: VACANT, however there are still some planned activities such as the car show in October, Art & Crafts Fair, Cook-out at the May Association Meeting.

Sunshine: Jennie Adams absent

Welcome: Dale Kennedy absent but sent report that she is ready to welcome Gino & Gretchen to the neighborhood.

Maint. Task Force: Ian Reade reported that he has sprayed for weeds.

Old Business:

Updates:

- a. Election Committee – Michele Shuler reported that she has a couple of names who might be interested in running for the board and that she will be running for the secretary position. President Bain explained that being on the board is a very rewarding experience and encouraged anyone who might be interested to please run.
- b. Feral Hog - Vice President Cooper said he has been working to put traps on properties for the last six months and has retrieved four hogs, at no cost to the property owner, and residents can contact him for assistance. This will require putting a trap on your property along with a trail cam.
- c. Pony Tails Salon & CR 328 food truck - For Pony Tales, the county and code enforcement has completed their investigation and the only discrepancy currently found, is that the permitting was filed incorrectly. The salon is in an adjacent bldg. therefore, they need to file for the correct permit. President Bain received several calls from MWF residents about the food truck on CR 328. He contacted the county for information regarding the legality of having a business in an Ag 1 area. He was informed that the structure had not been permitted and will need to be done as well as flags waving in the easement were not allowed. However, a food truck is considered a road side business and therefore they can be located anywhere.
- d. Mowing RFP – MWF is looking for a new mowing service. The form is in the newsletter. President Bain invited everyone who might know a good mowing service to please submit a proposal.

Pending:

- a. Project Dream Team – There are a couple of people who have expressed an interest but are on the board, so they will wait until they are no longer on the board. This team will be responsible for coming up with suggestions for ways to prioritize utilizing our funds for improving the park and other areas in our neighborhood.
- b. Dues/Payments Methods – Tabled for the 2024-2025 board
- c. Art “swap meet” & Craft Fair – Jody Gebhard was kind enough to volunteer to assist with this.

New Business:

- a. Deed Restrictions Booklet – The board feels that having the Deed Restrictions along with a map would be useful to distribute to everyone in the neighborhood. Karen Reade received the following quotes: 500 booklets for \$385, or 1000 booklets for \$740. A motion was made to set aside up to \$1,000 (to include taxes etc.), seconded, and approved by acclamation.
- b. Vet Day BBQ reimbursement – Karen Reade reported that with the recent rising costs, the BBQ cost more than previous years. Holly Roberts spent \$203.18; Gena DeCamella spent \$689. Total received from the BBQ was \$205, which covered Holly’s expense. Gena sold some of the meat that was left over, so she is out \$564. It was presented to the attendees for reimbursement. Dave Kane commented that in previous meetings, the BBQ budget was already approved a \$500 budget. A motion was made to approve the reimbursement costs, seconded and approved by acclamation.
- c. Good in the Hood – Michael Pineiro wanted to thank everyone who helped Gino Laney and his wife unload their moving truck. Gino’s wife had posted a request for help on another FB page, which was copied to MWF FB page. The helper’s included Michael Pineiro, Gena DeCamella, Ian Reade, Dean Bardino, Marissa Bardino, and Paul Wilson. Gino thanked everyone and said he couldn’t have done it without the neighbor’s help.
- d. 50/50 drawing – Patty Cohen was the winner of the 50/50 and donated her share, which was \$26.50 back to the POA.
- e. It pays to come to meetings – The member’s name that was pulled was not present, so the current pot of \$125 rolls over again. The next drawing will be worth \$150. Since it will be the last Association Meeting of the year, a name will be drawn until it is won.

President Jim Bain

Secretary Gena DeCamella

Meeting was adjourned 7:48