

Meadow Wood Farms Property Owners Association
Executive Board Meeting July 9th, 2024
Friendship Park

Present: Gena DeCamella, President: Mark Cooper, Vice President: Michele Shuler, Secretary: Karen Reade, Treasurer

The Meeting was called to order at 7:07 p.m.

The Minutes from the June Executive Board Meeting as posted were approved by acclamation.

President's Report: Gena DeCamella indicated her report will follow the meeting agenda.

Committee Reports:

Control: Chad Ross was absent and had sent no report.

Decorations: Chris Banks reported that the July 4th decorations were now down and stored in the shed.

Website: Jim Thomas absent and had sent no report.

Membership: Patricia Wagner reported that we now have 172 members for the 2024-2025 year, up 50 from last month's membership count of 122.

Refreshments: Holly Roberts absent, currently out of town. Gena DeCamella made note that next week is the general association meeting and as mentioned in the newsletter there would be tea and lemonade provided with the encouragement of attendees bringing baked goods to share. Mark Cooper said that he would take care of getting the tea and lemonade and a dessert tray.

Newsletter: Gena DeCamella reported the newsletter had gotten a lot of submissions and contained all submissions received. She also included the general association meeting as an event in hopes of getting more people to attend.

Activities: VACANT – The next Trivia Night will be July 11th at 7pm at Friendship Park. We also currently have several other events scheduled.

Sunshine: Jennie Adams absent and had sent no report.

Welcome: Dale Kennedy reported that there have been a few properties sold and she is waiting to find out who the new owners are, she has reached out to a few new move-ins and is waiting to hear back from them.

Maintenance: Ian Reade handed out a list of material with estimated costs to repair the brown shed and submitted it for approval to purchase, an amount of \$300.00 was approved. Mark Cooper added that this is to replace the wood rot along the bottom of the shed and make some other repairs the shed needed and he and Ian would be doing.

Vice President's Report: Mark Cooper reported that the signs at the entrances had been replaced; he was able to find someone to do them for \$70.00 which included new metal and the printing, versus the \$300.00 previous estimate to replace them. Although he could not locate the receipt for that it was voted that he be reimbursed for that expense.

Secretary's Report: Michele Shuler reported the minutes of the June 11th meeting had been posted to the website.

Treasurer's Report: Karen Reade reported that there is \$20,426.24 in the bank. Additionally, the POA has two CDs, one for \$5,338.02 and another for \$5,229.83. in the bank. The second mailing of invoices were sent out and we currently have 172 members.

Old Business:

Updates:

- a) Project Dream Team – Jim Bain is looking for one final person to join this team, currently consisting of himself, Dave Kane, Jim Thomas, Jonathan Beard and Ian Reade. He would like to recruit another younger person to the group for their perspective and would also prefer it to be a female and if possible with children, again for their perspective. Jim asked if anyone had any suggestions for another person to please let him know.

New Business:

- a) Lucky Lizard lawn services isn't very lucky, his bill sent to us was for \$1,500.00 the yearly quote and that was divided by 12 and he was sent a check for \$125.00 for the month, to which he sent a second bill, (he was expecting \$1,500.00 monthly) after email exchange of was going to be paid versus what he expected - that arrangement was dissolved. Gena DeCamella reached out to the second lowest bidder for this service, Dewayne Kimball Lawn Care who was responsive and still happy to take the job with his bid of \$3,000.00 per year (\$250.00 per month) and we have contracted with them.
- b) Deposits for the use of the pavilion at the park brought about a very lengthy discussion, should groups like Line Dancing, The Equestrian Club and other similar type gatherings be required to make a deposit for the use of the Pavilion, and if they currently have a deposit being held, should it be refunded? Should individuals who are members and want to have a private event have to put a deposit down, or just non-members who want to use it for private events? Should the deposit be for the use of the tables and chairs, or remain as its original intent of just to cover clean up? There were many open questions and suggestions left open. Karen Reade said she would find the current verbiage with regard to this and list out the different options that were discussed tonight to bring to the general association meeting next week for additional discussion.
- c) Is an audit needed, the last one that was done was 2 years ago? As the board did not change last year it was decided that an audit was not needed. The last audit was determined by a vote and it seems agreeable that every 2 years was a reasonable amount of time between audits. Inquiries will be made as to who would have the time and be willing to conduct the audit which takes 2 people about 4 hours.
- d) Fireworks and the 4th of July; Gena DeCamella had heard that this was the worst year ever with regard to fireworks and parties. Gena received multiple calls and lent her ear to the callers, she invited the callers to the next general association meeting to share their views, thoughts and ideas. Fireworks are legal to use 3 days a year in Florida New Year's Eve, New Year's Day and Independence Day {researched and added (per Chapter 791.08)} and there is nothing that the MWF Board or Association can do about it. Another lengthy discussion began, with many

different suggestions on how to deal with the fireworks issue, which will again be discussed at the general association meeting next week.

- e) Gena DeCamella recapped the completed business as listed on the agenda was reviewed with added notes on Item c. Increased Voting & Attendance which she included in the Newsletter, for upcoming items to be voted on that members who are unable to attend can contact the board with their feedback – this is not a proxy vote, but a way to get a feel for what people think about a given item. Item g: Sunbiz was updated, which only allows for physical addresses (WMF has a P.O. Box) basically leaving the MWF presidents having to use their own physical addresses. Gena suggested that since Friendship Park has a physical address we consider getting a mailbox and using that address in lieu of MWF P.O. Box. This would not only satisfy the Sunbiz requirement of a physical address, but make collecting of MWF mail much more convenient and would save the cost of having a P.O. Box. in the future. A transitional time would be needed to accommodate the address change and it was agreed that we would research putting up a mailbox and the locking mailbox types and costs available and placement of the mailbox.

---Next Meetings:

General Association Meeting – Tuesday July 16th, 7 pm

Executive Board – Tuesday August 6th 2024, 7pm

Meeting was adjourned at approximately 8:00 p.m.

President Gena DeCamella

Secretary Michele Shuler