

Meadow Wood Farms Property Owners Association  
General Association Meeting July 16th, 2024  
Friendship Park

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

The Meeting was called to order at approximately 7:00 pm, and Gena DeCamella welcomed everyone and led the Pledge of Allegiance. She asked if there were any new members or attendees, Sherrie Lower indicated that this was her first time attending a meeting.

The Minutes from the May General Association Meeting were approved as posted on the website.

President's Report: Gena DeCamella's report will follow the meeting agenda, with brief committee reports to allow time for people to comment on one of tonight's topics.

Committee Reports:

Control: Chad Ross was absent, Zack reported there had been a fence application submitted and approved.

Decorations: Chris Banks was absent.

Website: Jim Thomas reported that there are 62 active enrolled members on the website and there are 18 members from last year's enrollment that are not currently activated. The activities calendar is up to date. Karen Reade mentioned there had been a glitch on the website, which was not allowing access to a member. Steve Gallagher was contacted and that has been resolved.

Membership: Patricia Wagner was absent.

Refreshments: Holly Roberts was absent. Mark Cooper provided the refreshments for the evening along with the Zachery's granddaughter, Brook who made cupcakes.

Newsletter: Gena DeCamella reported the newsletter is going well and the July newsletter was also distributed with a copy of the Resident Handbook which contains the deed restriction, by-laws, and map and history of the community.

Activities: VACANT

Sunshine: Jennie Adams was absent.

Welcome: Dale Kennedy reported that there have been a few properties sold, and she is waiting to find out who the new owners are.

Maintenance: Ian Reade made no report, but it was noted that he had been seen throughout the neighborhood picking up trash.

Vice President's Report: Mark Cooper reported that the neighborhood is looking good thanks to people picking up trash and the park looks great after the mowing.

Secretary's Report: Michele Shuler states nothing to report as this was her first meeting as secretary.

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, having over 30,000.00 in the bank, enough for a possible project. We currently have 172 members. Debby McCoy then inquired if any of this money could be used to fight deed restrictions. Karen replied that deed restrictions / violations need to be filed with the county. Jim Bain then indicated that these monies could be used for that purpose but suggested the association spend the time to research what the chances would be to pursue such a venture. The discussion continued with a back and forth with Debby McCoy stating in the past the association had gone to court and won, at which point Jim Thomas indicated that the association was a party to it, but the suit was filed by a homeowner. The association owns no property therefore cannot suffer a loss and as such has no standing. If a property owner wants to file a lawsuit and then ask that the association pay for the attorney, they would have to make a request to the association and that would then require a vote by the entire membership. Main speakers in this lengthy back and forth were Debby McCoy, Jim Bain, Karen Reade and Jim Thomas.

#### **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 find a female of a younger demographic to join the group for their perspective, and is hoping to get started in the next month organizing a meeting schedule for the group. Sherri Lower said she would like to speak with Jim about joining the group.

#### **New Business:**

- a) Gena DeCamella stated back in May the association had received bids for the lawn contract, a decision to use the lowest bidder, Lucky Lizard lawn services was made for \$1,500.00 per year. After doing the first cut they sent an invoice for \$1,500.00 (expecting that per month), MWF sent them a check for \$125.00 for the month and after some back and forth – they are no longer MWF lawn service. Gena then went through the other proposals that were received and contacted the next low bidder Dewayne Kimball, he verified his proposal of \$3,00.00 per year was still valid, making it 250.00 per month. He did a mowing of the park the day before this meeting and everything looked good. A motion was made and carried to use Dewayne Kimball for MWF lawn service.
- b) Deposits for the use of the pavilion at the park was a topic discussed at the board meeting last week and Karen Reade brought a copy of the Policies and Procedures for Friendship Park to this meeting. Per this document the security deposit for the pavilion is really for private parties only and not for neighborhood / community events that are open to all, including Veterans Day, Line Dancing, Equine Club, Car Show, etc. There are currently deposits being held for neighborhood events, these will be refunded and moving forward deposits will not be required for neighborhood events per the original park procedures.
- c) It was decided at last week's board meeting that we would conduct an audit. Kim Cooper agreed to conduct the audit and Colleen Mathis has agreed to assist Kim, they will coordinate a time and date in August to meet with Karen Reade to do the audit.

- d) Gena DeCamella indicated that she started receiving phone calls on July 5<sup>th</sup> about 8:00am regarding the fireworks and parties of the night before. All said that this had been the worst year for both. She had invited all concerned to come to this meeting to voice their concerns with regard to this and maybe a new idea will pop up that may help the situation. Sherrie Lower spoke first stating this is her third year here and it was the worst ever with regard to the fireworks. Her ponies were very upset and she was in the stalls with them trying to calm them. 20 Wood Ridge, 2 houses down from her had a large party, running ATV's and the fireworks did not stop until midnight and her place was covered with smoke. She is unsure if this is a rental property or not. She suggested the possibility of changing the deed restrictions to prohibit the use of fireworks, asked if the percentage of horse owners within the community was known (it is not), and feels she should not have to move her horses to WEC to keep them safe. Suggestions of different things to try to calm the horses were made, she does not want to medicate her horses, a suggestion to possibly move them to maybe someone stalls in a quieter part of the neighborhood was also made but that would not work for her horses either. She also called the police the following day and was told nothing could be done on the days that fireworks were permitted to be used. It was noted that changing the deed restrictions is a large undertaking and would require a majority vote of all of the property owners. Sherrie had also mentioned that she had posted a reminder on July 3<sup>rd</sup>, with a picture of a horse and dog to be respectful of the animals, to which she received disrespectful comments back. Many different viewpoints were voiced. It was suggested by Carolyn Camp that we might post a sign at the entrances, requesting no fireworks please – we are an equestrian community or something like that and Dorothy Henry agreed that might act as a reminder to be considerate. There was a general consensus that the fireworks get worse every year and louder as well. Jim Bain gave a nod to Chad Ross on his post regarding the upcoming 4<sup>th</sup> as a good lead to follow. Jim also suggested that the association take some type of position on the use of fireworks with suggestions of notifying your neighbors and giving them a timeline, Gena DeCamella adding just a reminder to be considerate of your neighbors. Other than these suggestions there is nothing that the association can do about the use of fireworks.

#### **Completed Business:**

Gena DeCamella introduced and reviewed this is a new section added to share what has been accomplished by the board.

- a) The MWF Residents Booklets were distributed with the July Newsletter.
- b) The Second Mailing of Invoices went out.
- c) The increased voting and attendance was included in the July Newsletter.
- d) We voted "No" to continue it pays to come to meetings – it didn't seem to add to meeting attendance.
- e) We voted "Yes" to continue with Waste-Pro continuing to have the porta potty here in the park.
- f) The MWF speed limit signs hanging at the entrances were replaced with an original estimate of \$300.00 Mark Copper got them done for \$70.00
- g) SunBiz has been updated with the new president's name, SunBiz is the business registration for the MWF POA, and they do not allow for a P.O. Box to be the mailing address. Currently MWF Association has a P.O. Box for a mailing address. So with the change of presidency the new association president ends up having to use their address. We are investigating putting up an

actual locking mailbox here at the park and changing the mailing address of MWF POA to Friendship Park's address as its official mailing address. This would satisfy the SunBiz requirement of a physical address, and would save the treasurer traveling back and forth to the post office and save the future cost of having a P.O. Box.

- h) Dues payment Methods have not been changed, voting no to adding credit cards or Zelle type payment methods, however noting a reminder that electronic checks are an option for everyone.

Gena DeCamella then asked if there was anything else, inquiries were made as to where/how to obtain a directory and it was pointed out that printed directories are no longer available. The current resident directory is on the MWF Website and as a member you can request access to this.

Meeting was adjourned at approximately 7:50 p.m.

---Next Meetings:

Executive Board – Tuesday August 6th 2024, 7pm

General Association Meeting – Tuesday September 17<sup>th</sup>, 7 pm

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President Gena DeCamella

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Secretary Michele Shuler