

Meadow Wood Farms Property Owners Association

General Meeting January 13, 2026

Friendship Park 73 Lake View Drive East Ocala, FL 34482

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

- I. President DeCamella called the meeting to order at 7:00 p.m.
Finding no new members, she lead the Pledge of Allegiance.
- II. The Minutes from the November General meeting were approved as posted on the website.
- III. President's Report: President DeCamella reported that one of our committee chairpersons has been scammed. Using specific information, many Board and Committee members were approached to send money. President DeCamella urged the members to call to verify any requests, because the Association does not request monetary assistance. The email promised that the Association would reimburse the giver, but that is not going to happen. The Board has discussed efforts to protect our members from scams, including posting messages in the newsletter, and limiting exposure of our private contact information. This will involve changing contact information to MWFPOA email addresses. She also discussed changing the amount of information on the website that is public. She asked members to research the website and bring suggestions to the next General Meeting on how we can contain this threat.

As follow up to previous business, President DeCamella reported that she received several quotes to remove six trees at the park. The price that was the best included falling, haulage, and stump grinding. A motion was made to accept the bid of \$3500.00, was seconded, and passed. She was asked about timing, and they are expected to be available next week.

President DeCamella reported that there are two positions available on the Board at the next election in May. Karen Reade is stepping down as Secretary, and Gena DeCamella is stepping down as President. The description and expectations for potential candidates are listed in the Resident Handbook, and in the By-Laws on the website.

She turned the meeting over to Treasurer Bain, who brought up the issue that (under Article I, Section 1, Paragraph 4) new members who pay between January 1 and May 31 only pay half price. She is recommending that we curtail that practice. Discussion followed. A motion was made that the Association no longer breaks down dues, and that the same dues are for the whole year (June 1 to May 31) regardless of when the new member joins. Since it is a By-Law issue, it cannot be voted on tonight.

President DeCamella continued that the motion needs to be posted in the February newsletter and it will be brought up for a vote at the March General Association meeting.

Michele Shuler made a motion that we allow proxy votes. This would require deleting Article I, Section 1, Paragraph 6 from the By-Laws. She suggested that it would require more planning and organization for voting. This was tabled until the next meeting to better prepare a motion.

IV. Committee Reports:

Control: Robert Zachery absent.

Decorations: Coralie Moutin absent.

Website: Jim Thomas absent. President DeCamella reported that the website has been updated.

Membership: Patricia Wagner reported 179 members

Refreshments: Holly Roberts reported that there is water in the shed for the Birthday Party.

Newsletter: Michele Shuler reported that the January newsletter went out well, for her first edition.

Sunshine: Lynn McGonagil was absent, and reported that she sent out one sympathy card.

Maintenance: Ian Reade reported that he made signs and picked up litter. He also helped Mark Cooper repair the front entrance after the crash.

V. Vice President's Report: Vice President Cooper reported that Saturday February 28 he will be hosting a breakfast at the park at 8:30 to 10:30a.m. He is not charging for members and hoping for donations from non-members.

He is organizing a neighborhood clean-up for Sunday February 22 at 8:00 a.m.

VI. Secretary's Report: Karen Reade reported that she did the minutes and posted them to the website.

VII. Treasurer's Report: Merry Lee Bain reported that there is \$27,829.36 in the bank as of December 31, of which \$5000 is in the CD. Expenses for December were \$927.23.

VIII. New Business: The dumpster in the swale was removed and is back. A member suggested that President DeCamella call the county and have them deal with it.

IX. Guest Speaker: Patricia Wagner explained some of the benefits of Heart Centered Breathing and meditation practices. She led the members in developing Heart Focused Breathing as a technique to de-stress. She then included Quick Coherence to the technique to add a positive emotion to the focus. She advised that she will be hosting a Zoom meeting in a week for interested parties, and several members signed up.

X. Recognition: Karen Reade nominated Coralie Moutin for the Christmas decorations, and Sebastian Moutin for his help manning the grill at the Horses and Hot Rod Pot Luck. Dale Kennedy recognized Jae McAlister for helping several people in the neighborhood.

Next Meeting: Executive Board Meeting February 3, General Association March 10.

Activities: Trivia Friday 1/16- 7 p.m., Neighborhood Birthday Party Sunday 1/18- 1 p.m., Equine Club Thursday 1/22- 7 p.m.

Meeting adjourned at 7:45 p.m.

President Gena DeCamella

Secretary Karen Reade