

# Meadow Wood Farms Property Owners Association

General Association Meeting March 10, 2026

Friendship Park 73 Lake View Drive East Ocala FL

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

Treasurer Merry Lee Bain

- I. President DeCamella called the meeting to order at 7:05 p.m. She led the Pledge of Allegiance.
- II. The Minutes from the January General Meeting as listed on the website were approved.
- III. President's Report: President De Camella welcomed all members and non-members to this meeting. She reminded those present that there were several motions to vote on for members only and stated that discussion about the Deed Restrictions would be at the end of the business meeting.

Secretary Karen Reade presented the motion "Whereas the MWFPOA has had a policy of charging Half-Rate for new members who join between January 1 and May 31, I make a motion that the Association no longer breaks down dues, and that the same dues be charged for the whole year (June 1 to May 31) regardless of when the new member joins." The motion was seconded. President De Camella called for a show of hands, and the motion passed.

Treasurer Merry Lee Bain presented a motion that the Association reimburse Mark Cooper \$400.00 for expenses from the Members Breakfast that he sponsored. The motion was seconded, put to a vote, and was passed.

Gena De Camella responded to a previous motion that the newsletters be available to members only, including the newsletter on the website. There was some discussion on the availability of event information for keeping the newsletter on the website to be more inclusive. It was suggested that the availability could bring in more members. Additional discussion noted that the newsletters were distributed to everyone in an effort to attract new members, and that has NOT been a result. The motion was seconded. A vote was called for and the motion passed.

#### IV. Committee Reports:

Control: Robert Zachery had no report. President De Camella added that a court date has been set for the dispute with the dumpster. The Property owners have been cited for multiple infractions.

Decorations: Coralie Moutin was absent, no report.

Website: Jim Thomas was present, reported 81 members subscribed. Present De Camella reminded members that a security update on the website to remove personal emails addresses and phone numbers from the web site.

Membership: Patricia Wagner was present and reported that currently there are 181 members.

Refreshment: Holly Roberts was present and reported that refreshments have been good.

Newsletter: Michele Shuler was present and reported that the newsletter went out on time.

Activities: Vacant

Sunshine: Lynn McGonagill was absent with no new report.

Welcome: Dale Kennedy was present no new report.

Maintenance: Vacant. Ian Reade has retired, and the Association is looking for someone to volunteer. Jae McAlister has volunteered to do the signs for the events.

Vice President's Report: Mark Cooper reported that we had a neighborhood clean-up, and that he implemented an Adopt-A-Road. Whomever had volunteered to clean up a section for this event has extended it clean that are periodically. Some sections are left, but this should help keep the neighborhood clean.

- V. Secretary's Report: Karen Reade reported that she did the minutes and posted them online.
- VI. Treasurer's Report: Merry Lee Bain reported on the financial status of the Association. The financial reports are online.
- VII. New Business: The issue with the dumpster was discussed under the Control report.
- VIII. Recognition and Awards:
  - 1. Good in the Hood: President De Camella nominated Kim and Mark Cooper. Kim has arranged for food trucks for each General Meeting, and she has stepped up and helped with promotion. Mark provided a wonderful breakfast for the members, which was well attended, and did all the prep and cooking himself. He arranges for clean up for the park and the neighborhood.
  - 2. Dave Kane nominated Ian Reade for years of service doing maintenance, including replacing the signs at the front entrances, fence repair, security cameras, weed control, litter control, and so many little jobs.

50/50 draw: The pot was \$214, and the first number drawn was not present. The second number was present, and the winner, Dan Lowalewski, donated all but \$10 back to the Association.

The next Executive Board meeting is April 7, 2026

The next General Association meeting is May 12, 2026

The May meeting is the election for the new board.

The meeting continued and addressed the issue being discussed about the Deed Restriction. President De Camella presented that the Deed Restrictions were originally written in 1971. MRTA (Florida Marketable Title Act) came into effect in 1963 to protect land owners from expired claims. Our Deed Restrictions state that they are good for 20 years, and automatically renew every 10 years. We may have been required to refile after 30 years, but that has not been done. The Board has decided to present this information to the property owners.

After considerable discussion, a motion was made and seconded that the Association contact a lawyer to assess the situation, and an estimated \$750.00. The motion passed.

A motion to adjourn was passed.

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President Gena De Camella

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Secretary Karen Reade