

Meadow Wood Farms Property Owners Association

General Membership Meeting September 15, 2026

Present: President, Jon Beard; Vice President, Mark Cooper; Secretary, Dale Kennedy; Treasurer, Merry Lee Bain by phone

Also present: 29 residents of Meadow Wood Farms

President Beard called the meeting to order at 7:05 p.m.

President Beard asked for approval of the Minutes for June. Approved.

President's Report: President Beard said he didn't have any new information on the possibility of a cell tower in the Park. He said to be clear it would not be a tower; he's looking for a repeater or something small that could go on the existing light pole. It would not cause obstruction or be ugly looking. It would have other benefits in addition to giving us better cell phone service. It would provide passive income. We would not worry about having dead zones in the neighborhood. The income would help with expenses for maintaining the Park, the Pavilion and the entrances.

President Beard asked if anyone had any questions. There were a few questions asked about the type of equipment might be needed. A repeater amplifies and gathers wave lengths from other closer networks. Jon is waiting for feedback from contractors as to specifics. We don't know how much income would be generated, if there were radiation concerns or if property values would be affected. He pointed out that only members of the POA will be allowed to vote when the facts are in and a vote is called for.

It was suggested by an audience member that an agenda be published prior to each meeting. Jon said it was a good idea.

Committee Reports:

Control: Robert Zachary present. He said there has been one complaint and he's working on it. He'll get in touch with Merry Lee concerning the situation.

Decorations: Coralie Mouton present. She is looking into getting some fall decorations.

Website: Karen Reade not present (on a cruise). The new website committee will make the site more user-friendly.

Refreshments: Holly Roberts not present. She had some surgery and is home recovering. Her husband, Ron, brought cold water for everyone. Jon wished Holly well.

Newsletter: Michele Shuler said everything is going great. Mark Cooper said the Newsletter is awesome. Applause.

Membership: Still vacant. President Beard asked that everyone be open to finding a resident to take this position.

Activities: Deborah Shahadey present. Deborah asked for suggestions and ideas from the audience for any activities folks might like to begin. Deborah announced there will be a September birthday party on this Sunday, September 20 at 1:00 p.m. There will be cake and drinks. Movie night is being reintroduced on Friday, October 2. The movie will be Beetlejuice starting at 7:00. Trunk or Treat will be on Saturday, October 30 from 4 to 7 p.m. Jacquie Redmond will be co-hosting this event. Applause for Deborah.

Sunshine: Lynn McGonagill not present.

Welcome: Dale Kennedy and Jae McAllister present. No new people to welcome at this time.

Maintenance: Frenchie Bisiaux not present.

Youth: Jae McAllister present. Has nothing to report.

Vice President: Mark Cooper explained the process he has used to get the attention of Marion County so a crew could come to MWF and cut back the greenery at places where it make going around a curve dangerous for cars. He said they are finally coming out to take care of the problem areas and asked that anyone who has a spot they feel should be addressed call him so he can add it to his list.

There was a question regarding getting some overhead branches along the roads cut. Mark said when people request that there are complaints from other residents. They have a certain height they will trim. If someone feels a certain bit of growth needs to be cut, let Mark know. Also, there will be a Park cleanup when it gets cooler. Mark will bring donuts and coffee. The neighborhood cleanup is working great since the sectioning off of roads to specific workers began. The whole of MWF looks clean.

Secretary: Dale Kennedy said the Meeting Minutes are up. There was a delay getting them posted because a glitch in the website but it has been fixed. Dale offered applications for joining the POA to the audience but there were no takers. (As far as I know, there were only two people in the crowd who are not members).

Treasurer: Merry Lee Bain reported that the POA has \$27,544 plus \$5,000 in a CD. Total is \$32,682. Income for August was \$570.00; expenses were \$823.00. Deficit for August was \$237.00.

President Beard said there will be membership applications at the new library box, in the Newsletter and also on the web page so if you know of someone who is interested in joining the POA let them know where they can get an application to join. At the next General Association meeting we are planning another trunk sale. Deborah has scheduled "Sugar Daddies" food truck for that date.

MRTA update: Gena DeCamella is expecting to get the opinion letter from our lawyer shortly.

The Alzheimers Walk is October 3, 2026. Please contact Bob Coveney for details.

Next meetings:

Executive Board: Tuesday, October 13 at 7:00 p.m.
General Association: Tuesday, November 17 at 7:00 p.m.

Meeting Adjourned

Jon Beard, President

Dale Kennedy, Secretary