

# **Meadow Cove HOA Annual Association Meeting Agenda**

**Tuesday, January 16, 2018**

Meeting held at Northside Presbyterian Church

Time: 7:00 PM

## **CALL TO ORDER**

7:00 pm meeting called to order. Instructions provided on order of meeting and Roberts Rules by Pastor.

Approximately 76 community members and five board members in attendance. Microphone provided for speaker and community residents with questions and comments.

Meeting moderated by President Rhoda Philips. Community members informed that no votes would be conducted at meeting but that this meeting is designed to provide information and address concerns. The board hopes to be as transparent as possible with all affairs relating to the community.

## **PROOF OF NOTICE**

## **LAST MEETING MINUTES**

Last minutes not available for discussion because minutes were not taken at the last meeting.

## **TREASURER REPORT**

Pat Dietlind Baehr Treasurer provided updated information about HOA finances. Bank balance is 9,770.00 after paying for the wall to be painted. Residents are doing well with payments of dues.

## **THANKS TO PREVIOUS BOARD MEMBERS –**

Previous members of the board thanked by Ms. Phillips for their service to the community. Brian F (president), Louis Q (Vice President), Anette (Secretary), Kelly (Member at Large) and Don Philips.

## **INTRODUCE THE BOARD OF DIRECTORS**

Rhoda Philips, President, introduced new Board Members

Jason Blair – Vice President

Pat Dietlind Baehr– Treasurer for over 2 years has returned

Paulette Howell – Secretary

Maria Rivera – Member at Large

## **MEET 2018 BOARD MEMBERS**

Each board member introduced themselves and a general description of how they were selected to office was provided. The process was in accordance with Florida Statute 720

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## TOPICS TO BE COVERED

1. Letter for the 2018 Annual Meeting –
2. Letter from the President

A letter was posted online from the President of the HOA. This letter was an attempt to explain and defend the past members of the board. Efforts were made to canvas the neighborhood to solicit for the board. Three people volunteered.

Letter covered topics including but not limited to the importance of having a Board, voting, resignation of previous board members and assignment of new board. Having a board is mandatory for the community. Without a board the responsibilities would be turned over to the state. This would require more dues to the homeowners. Three of old board members remained until the new board took over. First board meeting was held in January.

3. Article of Incorporation filed

This article was required and filed to the state with the new board members and positions.

4. Board adopted 11/6/2017 requirements for Rental Property owners

Ratio of homes to homeowners is very high. Renters are required to follow the same guidelines as owners. Further discussion of this topic to come in future meeting

*Question by community member: Is a home owners association mandatory?*

*Response: Where there is common property it is required that we have a HOA*

*Question by community member to president: Did you rewrite the documents?*

*Response from president: No*

*Question by community member: The choice is to do many people want an association?*

*Community member responded: an HOA is required to control the business of maintaining the common areas. If not an HOA, then another entity. Our choice is who will do this.*

*Community member responded: People should get their documents and keep them straight. Will be provided if not in their possessions.*

5. Discussion for Amendment – to add Article XIV Restrictions on Leasing  
Amendment discussion tabled.
6. Discussion on Due Increase from 1988 to 2018

Discussion on Due Increase from 1988 to 2018 included presentation of schedule of payment if dues were increased as instructed by the original bylaws. Current the dues are \$55.00 which is a 5 percent increase from 2017. If assessment is needed

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for repair, a special meeting will be called and the community will be notified. The community has been diligent in payment of current dues and the treasure has maintained records. 2017 records indicate that all but 4 resident have paid their dues. Currently our dues are lower than anyone compared in the area.

## 7. Special Assessment in 2018 for fence replacement on Stewart Road

The wall is in need of repair. A meeting will be held this year to determine a special assessment to have the fence replaced. Estimates obtained range from 17,000.00 to 24,000.00. Cost is to replace wood fence with wood fence.

*Community member discussed the importance of paying the cost to repair the fence. Maintaining the neighborhood is importance.*

*Community member discussed the concrete pillars are fine but replace fence. President discussed that some of the pillars were damaged and leaning and needs to be replaced.*

*Question by community member: How many people do you need for the quorum?*

*Response: Board will encourage community to vote we need 2/3rds voted or 120 people. If we don't get that we can call another meeting and we need 1/3<sup>rd</sup> or 60 people to vote.*

*Question by community member: Will the fence have a warranty or a guarantee?*

*Response: We are looking for companies that guarantee the work, but we do not have insurance to cover a new fence if replaced.*

*Community member suggested using a ballot or voting by proxy.*

*Community member stated: 1995 over 1000 was paid to repair fence. But no specification to where was repaired was known.*

## 8. Improvements to the subdivision Wall on Lake Washington

4 estimates were obtained. Chosen was a company that was well known, on BBB and offered a guarantee. Wall was pressure washed, cracks repaired, sealed and painted with 41 gallons of paint. Information is posted on the website. Only 10 people responded ADD to submit their choice of color. Community members encouraged to view work done.

## 9. Website

Website for the sub development has been reformatted. Over 97 new people visited the website and over 500 hits. The Board does not use social media to communicate HOA information. There is a lot of information available for the community to keep stay informed. Community members are encouraged by the President to view website and join a committee. Meetings and agendas are posted on the website. Also news and events are posted including garage sale date with choices for dates.

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Networking page – great way to advertise your business. Also a place to provide information about work that was done that you feel was great and the community can use.

## COMMITTEE REPORT

Architectural committee/code enforcement provided report on forms to submit if changing home color or renovations. These committees are part of the covenant and forms must be completed by everyone.

*Question by community member: What happens if I don't fill out the form?*

*Response: Consistency should be maintained in the community. Everyone is responsible for fill out the form. Please complete form even if you are painting the same color as previously painted.*

*Question by community member: Who sends the fines?*

*Response: The fines are designed to comply with HOA requirements. Architectural committee gathers information and sends to enforcement committee. The Board has the right to force homeowners to comply with restriction. Based on statues 720.*

*Community member requests a list of vehicles that can't be parked in the sub development.*

*Question by community member: Am I responsible to mow down to the water's edge?*

*Response: Yes. If not done the city will do it and charge for the service.*

Boats and RVs problems have been cleared

Mold on houses is an issue and we are working with that

Most of the serious things have been taken care of. If painting the wall inside the fence please use the same color as the rest of the fence.

*Question by community member: Do we have to get permission if we have a fence behind our house by ditch.*

*Response: go ahead and repair it to the way it was, but a permit may be needed.*

*Question by community member: During a storm the fence got twisted and I have to replace it, do we need permission for that?*

*Question by community member: Can we request more time to do the work required by the committee?*

*Response: Yes, communication is needed. Forms are to protect us too.*

## NEW BUSINESS

*Community will be notified of meeting to discuss the fence*

*Tabled Article 15 for future discussion.*

*Quorum for a vote – 2/3<sup>rd</sup> vote.*

*Requests by community member: one of the original owners requesting a more detailed financial statement. Biannually.*

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*Deed restricted sign not present on both entrances, requesting replace the sign so people know it is a deed restricted neighborhood.*

*Suggested Title Company informs new home owners and suggested a welcome committee.*

*Alternatives to paying HOA instead of check: use bank or pay pal*

*Estopple letter, is there a fee? Yes, 100.00 for the letter.*

*Status of the drainage: Aquatic system maintains our pond. The foliage hanging into lake collects debris and with heavy rain clogs the drain. President will check the drain to make sure it is running correctly.*

**NEXT MEETING** – to be announced.

**ADJOURNED MEETING** – at 8:19 pm