

December 5, 2020

RE: **2021 Homeowner Association Dues of \$63.67**

Property located at:

Dear Association Member:

The 2021 Homeowners' Assessment is due by January 31, 2021 in the amount of \$63.67. This amount reflects an increase of 5% over last year's due. Please make your check payable to Meadow Cove Homeowners Association or MCHOA. Please mail your payment to P.O. Box 360348, Melbourne, FL 32936. A self-addressed envelope has been provided for convenience. If you prefer to pay in cash, please contact me at meadowcovehoa@gmail.com.

If your assessment is not paid by January 31, 2021, there is a 5% late fee (\$3.18) and 18% Interest (\$12.03) making the total payment \$78.88.

The 2021 Meadow Cove Annual Homeowners' Meeting will be held on January 19, 2021 at 7:00 pm at the Northside Presbyterian Church, across from the Lake Washington exit. All homeowners are encouraged to attend. Please plan to wear a mask.

We all share the expenses to keep our neighborhood entrances lit, irrigated, and mowed. We also share the cost for upkeep to the pond and perimeter fencing, as well as liability insurance. Even though your Board serves as volunteers, there are certain administrative expenses such as paper, ink, stamps, bank fees, etc. Below is a breakdown of the expenses paid through 11/30/2020.

Income		
Fees		12,886.64
Overpayment		0.00
Total Income		12,886.64
Expense		
Grounds Maintenance		
Lawn		2,285.00
Pond		1,569.40
Total Grounds Maintenance		3,854.40
Operations		
Liability Insurance		2,615.00
Office Supply		83.72
P. O. Box		118.00
Postage		89.89
Printing and Copying		100.00
State of Florida Annual Filing		61.25
Total Operations		3,067.86
Utilities		
Electric		367.59
Water		338.80
Total Utilities		706.39
Website		
Domain		19.95
Hosting		120.00
Total Website		139.95
Total Expense		7,768.60
Net Income		5,118.04

Enclosed with this letter are the proposed amendments to our Association By-Laws and a voting proxy. Our By-Laws were originally created by Centex Real Estate Corporation in 1991. A lot of hard work and thought has gone into the amendments to bring them up to date. A copy of the original By-Laws is available on the meadowcovehoa.com website.

Please carefully read the proposed amendments. **YOUR VOTE IS VERY IMPORTANT!!** The enclosed proxy should be returned either by mail with your assessment payment, returned via email to meadowcovehoa@gmail.com, or you can drop it off at 1543 Clover Circle. There will be a box inside the screened-in porch, and it will be checked daily until after the Annual Meeting in January.

The proxy also asks for your vote for the 2021 Board officers. We have good group of volunteers for the coming year; some people are new to the Board and some are continuing their service. As I am sure you are well-aware, having a volunteer Board saves you money. If our Association and neighborhood were contracted to an HOA management company, the cost to you would be significant without any added benefits, such as a club house, a pool, etc. We have an incredibly low yearly assessment due to the service of your neighbors.

This current Board has had the pleasure of serving during the past year and we thank you for your kind support and cooperation. We look forward to joining you in support of the 2021 Board.

Please take the time now to fill out the enclosed proxy and write your check! Thank you, in advance, for your prompt response.

Sincerely,

Marta Munson
President, and
Your *Volunteer* Board of Directors