Meadow Cove Homeowners' Association
Board Meeting Minutes
December 13, 2022 7:00 pm

Rules: Everyone may comment on an Agenda item, but the limit is 3 minutes for each line item. The President will recognize a speaker; there will be no crosstalk during a comment. At all times, the comments will be civil and on point.

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1. **Call to Order**

2. **Roll Call:**
   Present: Tina Battistini, Gabriella Sims, Sabrina Gould, Walter Lundelius, Marta Buker, Linda Cutting
   Absent: Maureen Krausch, Sarah Simonetti

3. **Review and approval of minutes.**
   No prior minutes to approve.

4. **Business**

Retention Pond: In 2021 the Indian River Water Management District, informed the MCHOA, we have been non-compliant with our wet land management responsibilities. In 1987 the Permit for the retention pond expired due to non-compliance of the Districts Ordinance for Reporting of the ponds condition. On July 25, 2022, the MCHOA was given a new Permit number. After having the overall condition of the pond inspected, the primary issue is the gross erosion of the banks and sediment intrusion into the pond itself. There are two trees at the shoreline that also need to be removed. A motion was made by Linda to have the trees removed; seconded by Tina. There is blockage in the weir from trash discarded into the pond that must be removed.

The penalties for non-compliance of the St. Johns River Management Regulations can include fines assessed against the MCHOA and/or liens against all homeowners within the MCHOA. A pond inspection performed by ADP will occur on December 14 at an initial cost of $1,500. Thereafter, the cost will be $550 every two years. MCHOA is responsible for submitting an inspection report every two years to the St. John's River Management compliance officer. A motion was made by the Gabi to pay the initial fee and it was seconded by the Tina.

Two proposals were sought by the ACC Chair to address current retention pond conditions of erosion and maintenance: Crosscreek Environmental proposed $87,210 and SOLitude Lake Management proposed $187,240. A comparison of the two proposals did not yield significant differences. The two proposals were discussed and Crosscreek was determined to be the better quote.

There was a discussion concerning the retention pond maintenance done by SOLitude over the last year. A motion was made by the Tina to end the contract with SOLitude; seconded by Linda. An additional motion was made by Tina to engage Crosscreek Environmental after ending the contract with SOLitude; seconded by Linda.

Additional discussions concerning a special assessment to cover the costs of bringing the retention pond into compliance with the costs split over 2023 and 2024.

Budget: The 2023 budget will be completed by Gabi. Quick discussion concerning mowing/landscaping costs for the two entrances.

Meetings: Monthly meetings will commence starting in January 2023 using the Zoom teleconferencing service. Cost to be determined.

New Homeowner's Fee: Discussion concerning adding to the MCHOA's Declarations a requirement for future purchasers to pay, upon closing, a one-time capital contribution of $1,000.

Attorney: Discussion concerning 2022 attorney fees and the benefit of obtaining different counsel.

Canvassing for candidates: Gabi and Linda will canvass the neighborhood seeking replacements for the two open positions of Treasurer and Secretary. Quick discussion concerning an open letter to potential candidates from the President to be handed out during the canvassing. Walter Lundelius has volunteered to take the position of Vice President/ACC Chair, if this position does not interfere with his current securities license. Linda Cutting has volunteered for the At Large position.

Neighborhood activities: Discussion concerning possible neighborhood events.

The next meeting date has not yet been determined. The Annual Meeting date will be on January 17th.
Minutes submitted by Marta Buker, Temporary Secretary

NOTE: Due to the COVID 19 restrictions, this was a telephonic meeting.
Motion to adjourn made by Tina; seconded by Walter. Meeting adjourned at 8:15pm.