

# Meadow Cove HOA Emergency Board Meeting

## Minutes

Tuesday, June 19, 2018

1669 Clover Circle, Melbourne, FL

Time: 6:00 PM

Called to order: 6:10 PM

Board members present:

Rhoda Philips – President

Pat Dietlind Baehr - Treasurer

Paulette Howell – Secretary (via phone)

Maria Rivera – Director at Large

Jason Blair – Vice President

It was discussed:

### **1. Social Media reactions**

After sending the special assessment letter to the homeowners about the needed additional funds for the fence, an increased number of negative responses appeared on Facebook that greatly affected the Board. Responds to these posts were not addressed publicly on the group page by any board member, however 4 out of 5 members said they did read them. The comments were often cruel and insulting to the president and board. The board chose not to engage but post all information about the fence and HOA on the website. The members have been reminded on several occasion that question should be addressed via email, with a quick response time. Only one resident sent an email for answers to her questions. It was discussed that It has been the practice for these social media residents to seek one another's support, right or wrong not the board.

These negative comments impacted All the members of the board who act on behalf of the community in a voluntary manner. A specific letter from the president will be written to the association and another by the joint efforts of the other board members to address issues raised.

### **2. Code restriction**

In the past the City of Melbourne Code Enforcement Department stated that it was a violation to have pipes systems tap the pond for irrigation. The President was informed by a City employee that there would be a fine if this was done and

that home owners should remove/cap the pipes from the pond. Homeowners were informed of this via letter. After a board member learned of a conflict of direction from that department with a homeowner further enquiry discovered that this action was not required. The supervisor of the department of Code Enforcement, Mr. Harold, apologized to the President for being erroneously informed. The president will send a letter to the home owners letting them know of this discrepancy.

### **3. Resignation of board members**

Several members have expressed a desire to resign their positions on the board. The positions are volunteer positions that require great time and energy. Each member has full time jobs, families and other responsibilities. Because of the negative tone and insults sustained from these specific homeowners of Meadow Cove, members question the purpose for holding office. Board discussed the procedure for removing oneself from office. If members step down, the president, if still in office, can appoint replacement members. No vote will be necessary until the end of the current term has been reached. This is the third change to the HOA board in the past year. Challenges in being a homeowner and being on the board were also discussed.

Since the State requires HOAs to have a full board, other arrangement must be made if what is stated above occurs. It was discussed that the first option: other members of the association can join the board. Those first in line would be those who critiqued the board for their tactics and methods. They can consider running for election on the Board or be appointed immediately, to improve the situation. Second option in the event of the absence of a full Board, the law requires the HOA's receivership be turned over to the courts for outside Legal appointment and oversight. There will be costly since they will not be volunteers. This will be reflected in the HOA dues and restrictions may change for the community.

The President asked that all members continue to serve at least until after the special meeting, July 17, 2018. All agreed

### **4. The quorum**

A letter was mailed to every homeowner about the meeting for approval to make community improvements. The board has been working on this for months. Part of the wood section had already fallen down and had to be

repaired. The meeting is scheduled for July 17, 2018. Estimates will be presented for viewing to homeowners who do not have access to the website.

Since a quorum of 120 is required to hold a vote for the fence reconstruction, the board will remind all homeowners that they are strongly encouraged to attend and vote. The fence is the responsibility of all the homeowners and if anyone is injured because of the condition of the fence, all homeowners will be held liable.

Meeting adjourned 7:28 PM