

MCHOA Board Meeting

Meeting Minutes

November 09, 2023, 6:30 pm

1. Call Meeting to Order (Adam)
 - a. Meeting called to order at 6:31 pm
 - b. Board Members in attendance
 - i. Adam Martelon, President
 - ii. Peter Flores, Vice President
 - iii. Maria Rivera, Treasurer & Secretary
 - iv. Tim Wallace, Member at Large
 - c. Homeowners in attendance
 - i. Judas Nina, Linda Cutting, Don & Rhoda Phillips, Lou Rovinsky, Kathy Brandt, Gina Rose, Robert/Sharon McCall, Sabrina Gould

2. Community Update (Adam)
 - a. Graffiti on the exterior walls was cleaned up by members of the community, thank you to them. Melbourne police were also alerted and will be trying to increase patrols when they can in the evening/early morning.
 - b. Pond Signs were repaired and put back into the locations they came from to ensure that people are not entering the retention pond. These signs are at the perimeter of the pond not the easements.
 - i. The retention pond easements are not community access points but were set out when the community was created as maintenance easements for the city/county.

3. HOA Finance Update (Maria)
 - a. Maria Rivera was brought on to be our Treasurer and Secretary and got access to the bank account on 14 October 2023.
 - b. Mrs. Rivera has been using the electronic bank statements to verify payments in and out of the HOA bank account to create an accurate representation of the bank account to the community. The report provided in the meeting was from 7/1/2023 through 11/9/2023 and outlined all expenses, starting balances for each month as well as ending balances.
 - i. The full report can be seen on the Zoom recording at the bottom of these meeting minutes or can be sent via email by request at MeadowCoveHOA@gmail.com.
 - c. The HOA has been doing our best to reclaim past due assessments and has collected \$758.38 since 10/14/2023!

- d. In depth financial reports will be given on a Quarterly cadence with additional verbal updates monthly.
4. Plan for end of the year into 2024 (Adam)
 - a. Dues letters will be sent out in mid December.
 - b. In order to keep the finances separate year by year the HOA will be holding off on accepting dues payments till the first of January 2024.
 - c. Annual members meeting will be in mid/late January 2024.
 5. Community Concerns (Adam)
 - a. A PDF on the Meadow Cove website was brought to the board's attention by a community member with concerns about its contents and will be reviewed to be taken down.
 - b. The Networking page on the Meadow Cove website is outdated and the board will be removing all of the entrees. If there is anyone in the community that would like their business featured or has reputable contractors they think should be included please send the HOA an email with that information.
 - c. Meetings will continue to be the first Wednesday of each month unless otherwise stated and posted on the website. Recordings for the meetings can be found at the bottom of the meeting minutes. If community members are unable to attend the monthly meetings but want specific issues brought up/discussed at the monthly meeting community members are encouraged to email the HOA board at MeadowCoveHOA@gmail.com.
 - d. Recordings from before the current board were requested. If those recordings were done locally on someone's computer and are not in the HOA email the current board can only ask that previous board members send those recordings to us. The HOA board will look into these recordings.
 6. Meeting adjourned at 7:14 pm (Adam)
 - a. Adam motions to adjourn the meeting, Tim, Maria & Peter second, all approved.

[Zoom Recording](https://us06web.zoom.us/rec/share/a9mPvnZhXvX9tnNtQjXrq7D2znUWgemhlxwrsBc2GYtkV_wbXtsWKW38JgISo-09.V6G7nrMCmk2EeQtR)

https://us06web.zoom.us/rec/share/a9mPvnZhXvX9tnNtQjXrq7D2znUWgemhlxwrsBc2GYtkV_wbXtsWKW38JgISo-09.V6G7nrMCmk2EeQtR

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