

Letter From The President

November 20, 2017

Dear Neighbors,

My name is Rhoda Phillips and I was appointed to be the President of the Meadow Cove Home Owner association for the upcoming year. I want to see the neighborhood, thrive, unite, heal, and be an example of how a vibrant neighborhood should be. I hope to stay true to the history and character that has made Meadow Cove a wonderful place to raise a family or spoil your grandchildren.

There are serious obligations and responsibilities the association has and needs to be understood, and I want to discuss those in this letter. Before I do, I first want to thank and commend the prior board for their service. Being a member of the board is a voluntary position and it often comes with criticism, thankless hours, undue stress and very little gratitude. Being able to serve the community you live in can be a satisfying endeavor, and the previous board approached their service with passion and a sense of doing what they felt was right.

For me and my husband, Meadow Cove has been homeowners in Meadow Cove for almost 30 years. For others just, a matter of months. No matter when you purchased your home you became obligate to join the homeowner's association (HOA) and pay yearly fees for the upkeep of common areas and structures.

Every HOA has a board of directors that helps ensure that your community looks its best and functions smoothly. It is illegal for a HOA exist without a Board of Directors. Never become complacent with idea that there isn't a Board of Directors or Committees.

If a HOA does not have a Board of Directors, then the association is violating State requirements will be forced to turn receivership over to the State. With that in mind, The State is put in charge of the association and the charge for their service is very costly. The State of Florida will then levy assessments against each homeowner. They are not volunteers. They are paid officials.

A small number of you attended the association meeting In September, when 4 out of 5 Directors resigned. When it came to my attention, I acted quickly to try and remedy the situation knowing the above facts.

I attended the October Board meeting to offer one solution. First, two members who had previously stepped down agreed to stay on the board until the first of 2018 when a newly elected board could take over their positions. In the meantime, I volunteered to hold the position of President until the election, since I have some experience having held the office in the past. My Husband, Don, agreed to hold the position of Vice President to meet the legal requirements. A motion was raised by the secretary, the three remaining Directors took a vote and it was unanimous. You can read the meeting minutes in the document section of our website.

We got right to work! Signs were displayed on the mailboxes, to bring awareness to the election and the need for members. The election process was started, and a canvassing of the neighborhood began. Our goal was to notify you personally and encourage you to take an active role in your community for one year. Keep in mind that we have 180 homes in our association with the potential of well over 180 members to step up to the plate.

When the deadline for candidates ended on Wednesday, November 15th, it was unfortunate and disappointing that we did not have enough candidates to hold an election.

According to the Florida Statutes Chapter 720 if there are not more candidates than positions open, there is no need for an election and they are just appointed. In January 2018 they will have become the legally recognized HOA Board of Directors according to the Florida Statutes Chapter 720.

Big thanks go to the Three homeowners and the current treasurer who also submitted a nomination ballot! We will work together for the 2018 calendar year to unite and inform the members of this association and take care of business.

In the future, you are encouraged to attend The Board meetings every month to stay informed. These meetings will be posted on our website. The scheduled stands right now every month, on the First Monday.

In moving forward, it is this board's intention to not only be the most transparent organization but also set the best practices on how to conduct the member's business. I encourage all members or potential future members of the association to contact myself or any member of the board with questions or suggestions.

Please take special note that social media of any sort is not the official channel of communication of the Board to the members of the association. After seeking legal counsel on this matter, we will no longer post HOA document or events from the Board on any social media. Feel free to continue to personally post community event that interest you. All Documents that were once posted on social media will be removed. This disclaimer informs the readers on social media that the views, thoughts, and opinions expressed in the text belongs solely to the author and not necessarily reflect the viwes, thoughts, and opinions of the Board of Directors. Therefore, the board will continue to utilize the Meadow Cove HOA website as the "one stop shop" for all the information concerning the neighborhood.

Thank you for the opportunity once again to serve the association. I look forward to seeing you at the annual meeting in January 2018.

Sincerely,

Rhoda Phillips