

# MEADOW COVE COMMUNITY NEWSLETTER

DECEMBER 2017

## GREETING NEIGHBORS!!

Greetings to all residents of Meadow Cove! We are excited to bring you this newsletter as we start 2018. There have been a number of changes here in Meadow Cove. Many of us have new neighbors and still more to come with several properties listed for sale. We have had a change in Board Members also. Hurricane Irma changed the landscape for many of our neighbors. But in whole we are still a strong community of caring individuals. We are looking forward to some good changes as the next year unfolds.

## OUR HOA COMMITTEES

Helen Keller said, "Alone we can do so little; together we can do so much."

In order to effectively run a homeowner's association, an HOA board can't do everything. It needs the help of members getting involved and forming committees.

While the Board is ultimately responsible for the decisions in the Association, it can give authority and responsibility in some areas. The key to success is defining clear guidelines for the committees and getting people involved.

In some communities they have multiple types of committees that are overwhelming. The Board Members have established two.

The Covenant Committee and Architectural Control Committee. These two committees are the backbone to keeping our community functioning smoothly and look its best.

If you would like more information about becoming a committee member and what it entails, you can contact us at [meadowcovehoa@gmail.com](mailto:meadowcovehoa@gmail.com).

We have also posted online at [www.meadowcovehoa.com](http://www.meadowcovehoa.com) information on the Committee page detailing their roles and mission.

## ELECTION NEWS

We began the Election process on October 30th. We canvassed our neighborhood notifying you of the need for candidates for the 2018 election of Board of Directors.

All candidates were asked to complete a Board of Directors Nomination form and return it no later than November 15, 2017.

We did not have more nominees than openings on the board. According to our By-laws we must have a board of 5 members. Only 5 applications were submitted with a brief bio. That being the case the election process came to an end. The new Members were appointed to the Board of Directors.

The new Board members will meet in December to choose their seat and start their service as Directors on the Meadow Cove HOA starting January 1, 2018.

We also received applications to serve on the Covenant Committee. As a reminder, we have a potential of well over 180 homeowners that could volunteer to join a committee or be a future board member. Serving on The Board of Directors or on a Committee is great opportunity to gain experience that will just makes us better neighbors. The Education you acquire will be of great value to you and the community.

## ANNOUNCEMENTS

The next HOA meeting will be held

**Tuesday, January 16, 2018.  
7:00 PM**

Northside Presbyterian Church

The main topics of the meeting will be:

- ◆ The need to increase our yearly Assessments or have a special assessment and reasons for doing so.
- ◆ Upcoming improvements to Community property.
- ◆ Discussion on Capping the rental properties and reasons behind it.

***Since we have so much to discuss, we encourage you to email us with any questions you may have for our time is limited. We will try to entertain them at the end of the meeting.***

## INSIDE THIS EDITION

Greetings	1
Announcements	1
Our HOA Committees	1
Election News	1
Rental Property	2
Looking Ahead	2
Social Media vs Website	2

## MEADOW COVE HOMEOWNERS ASSOCIATION

P.O. Box 360348  
Melbourne, FL 32936

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[www.MeadowCoveHOA.com](http://www.MeadowCoveHOA.com)

## BOARD OF DIRECTORS

President – Rhoda Phillips  
Vice President – Don Phillips  
Treasurer – Pat Dietlind Baehr  
Secretary – Annette Dahl

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Page 2

## RENTAL PROPERTIES

Meadow Cove is almost 30 years old. And for the past 30 years, many homeowners have come and gone.



Most homeowners prefer other owners as neighbors because renters don't have the same stake in preserving the community. And there is no denying that leasing reduced the on-site owners available for the HOA Board and other association tasks.

Meadow Cove's current rental ratio is 22%. At this time it exceeds the average communities ratio by 7 properties. Without a doubt, without a cap this number will increase.

The Board has received emails and complaints about some of their neighbors that are currently renting. We want to address these concerns and violations in our community. It is also our desire to maintain a balance to our community.

The Directors of the Board discussed during the 2017 November Board Meeting the need to set requirements for

owners that lease their properties. It was agreed upon to take action to accomplish our goals for the good of the community.

It is our goal to build a stronger and beautiful community! That can happen if we work together to make it happen! If we take pride in our property and respect the rights of others, we will accomplish much more.

### Reason for this change:

- ◆ Accountability for both the Owner and Tenant to comply to the rules and regulations of the community.
- ◆ Maintain a more reasonable balance between rental property and owners.
- ◆ Home values stay higher because of a higher ration of owners.
- ◆ Since our HOA already has a chronic shortage of volunteers, moving forward with changes will benefit the community as a whole.

With the current situation in our association we are also contemplating a rental cap and the need to making an amendment to our documents. To accomplish this it will require a process. A special association meeting will be called to answer all questions and review new amendment document. It will conclude with majority vote from the members of the association to adopt the amendment.

## LOOKING AHEAD

What changes can we look forward to in our community?

Our first important undertaking for the new year is to bring the Community's Wall on Lake Washington Road back to it's original state of glory. This will greatly reflect the pride we have in our community and increase the value of our property.

We have contacted several Contractors for estimates to clean, seal, fill cracks, replace broken tiles, and paint the concrete wall. This also include the concrete pillars connecting the fence on Stewart Road.

The next project is to replace the wood sections of the fence on Stewart Road. This community property is in desperate need of replacement. This project is very costly and will require the association's attention and cooperation. You will be kept informed as this project unfolds.

## SOCIAL MEDIA VS WEBSITE

Social media is a form of peer-to-peer communication that has become a popular way to stay connected with family, friends and neighbors. With that, it brings benefits and challenges, pros and cons. Important factors to keep in mind is that Social media spreads information faster than any other media. It also enable the spread of unreliable and false information.

For that reason we have removed all HOA documents previously posted on Facebook. It will no longer be the Board's practice to post news, events, or documents on social media. Social Media sites will be controlled by you the homeowner, and not the Board.

Social Media of any sort is not the official channel of communication from the Board to the members of the association. **Our Website: [www.meadowcovehoa.com](http://www.meadowcovehoa.com) is the official channel for all association information.** Please visit our website on a regularly basis to stay informed.