

**BOARD MEETING OF THE MEADOWS
MAY, 21, 2019**

CALL TO ORDER: 2:04 p.m.

IN ATTENDANCE: Mike Schmidt, President; Dave Richards, V.P. & Grounds; Jon Wolff, Treasurer; Carter Rose, Architectural Review & compliance, Marsha Lundy, Secretary.

PROOF OF MEETING NOTICE: Posted by Marsha.

PRESIDENTS' REPORT BY Mike Schmidt

Mike will contact Atlantic Community Mgt to obtain copies of the original documents of incorporation for the community and guiding documents....just for reference.

Board meetings will now be held on the 2nd Tuesday of the month, starting at 2pm. During the summer, these will via conference call for those not in Florida.

TREASURERS' REPORT by Jon Wolff

Jon gave a very thorough report this month including the following:

- Our to-date-finances are fine.
- Instructions were given to Friends Bank to allow our CD proceeds be deposited into the Reserve Account. Marsha did the signing for this. She was also given signing authority for the new bank we'll be using.
- Liens have been levied on two properties in the community due to late/no payment of quarterly fees. We have received payments on one lot, but not on the other. This account has now been turned over to a lawyer for collection action.
- Developing a reasonable mulch strategy for the homeowner yards and the Common Areas was discussed. The goal is to maintain a

good appearance in the community, but curtail the excessively high cost of yearly laying mulch....\$24,000 last year,

- The Board voted to go forth with sodding, some mulching, and tree stump removal in our Common Areas. By laying sod, where possible, mulch will not be needed and money will be saved in the long run. Removal of stumps will improve appearance of the Common Area near the entrance to the club. The sod will be expensed from our Capitol Reserve fund. This project will be undertaken in September.
- As for residents' properties, current thinking is to eliminate laying mulch along side of houses and in back yards. This will be thought through further, with details, logics and costs explained at our annual meeting.

GROUNDS by Dave Richards

The Arborist Plus company will finish with tree work by the end of June. If people need individual work done, they should contact Dave Richards to schedule this.

BrightView continues trimming of palmettos in the community.

Dave will work with BV on improving our aging irrigation system. New spray nozzles (\$3705.02) will improve water coverage and maintain higher pressure in the entire system when in operation. Some pump-system repair (\$1750.00) are needed. The board approved these capitol expenditures. (Post meeting note: this week the irrigation pressure tank failed and was replaced.).

BrightView is taking more soil samples to compare yards that are doing well with those not. The goal is to identify differences and develop improvement strategies.

New plantings are needed to spruce up our entrance. We are waiting on a BV quote. Also needed are two new stop signs at our entrance (post-meeting note: a single call to the city of NSB resulted to new bright red signs installed...at no charge. Nice!). Lastly, the Meadows sign at the entrance will be repainted.

ARCHITECTURAL REVIEW & COMPLIANCE by Carter

There are no issues at this moment. Homeowners have been cooperative in making recommended maintenance work.

A lot owner and builder has approached the Board with blueprints for a new home at 1094 Red MapleWay. John Ciaffoni (former builder and advisor to the Board) has reviewed the plans in detail and given his opinion. The Board will now examine the appearance of the home, discuss this at the next meeting in June, and reach a decision on Approval. This will be communicated to the owner by Carter.

It was noted that our security camera needs to be rechecked to assure license plates are being clearly photographed.

MEETING ADJOURNMENT: 3:15 p.m.

Respectively submitted,
Marsha Lundy
Secretary