

## MINUTES

The Meadows at Martin Downs  
Homeowners Association, Inc.  
Board of Directors/Members Meeting  
May 25, 2021, 1:30 p.m., Meadows House

The meeting was held at the Meadows House, with telephonic dial-in access via freeconferencecall.com. There was a quorum.

Present: Raymond Aarons, President  
Ida Corrigan, Vice President  
Timothy Graham, Treasurer  
Barbara Paxton, Secretary

Claudia Tracey, Director  
Merry Bering, Director  
Mark Stilwell, Property Manager

Also present were: Theresa Boucher, Co-Chair of the Landscape Committee and James Slattery, Interim Chair of the Architectural Review Committee  
One homeowner was also present

The meeting was called to order at 1:30 p.m.

President's Comments: Mr. Aarons informed the Board that the mold remediation work has been completed in the Meadows House with some repair work still to be done in the kitchen area and the building is now open to the public for meetings and social use. The next Board Meeting will be on June 29 and will be held in person and also telephonically. Mr. Aarons said ongoing projects include work on the tennis and pickleball courts, the playground, the bathrooms at the pool and road resurfacing. The Annual Meeting is scheduled for Thursday November 18, 2021 at 7 p.m. at Immanuel Lutheran Church. The Advisor will be available on the Meadows website and will be sent out via email to those residents who have provided their email information. Copies will also be available in the lobby of the Meadows House.

### Approval of Minutes:

*Barbara Paxton made a motion seconded by Ida Corrigan to approve the Minutes of April 27, 2021 as written. Vote was unanimous in favor.*

Manager's Report: Mark Stilwell informed the Board the mold remediation work in the Meadows House has been completed. However, there is still a problem with the windows and they may need to be replaced.

Report on CDs and Investments: Timothy Graham, Treasurer. A small CD matured in April and was moved to the Bank of America savings account to make funds available if needed.

Covenants Committee report: Carol Skupeen was not present, no report.

Covenants Violations: *(Details Removed)*

Appeals: There were no appeals.

Old Business:

Tabled from April Board Meeting:

- ARC guideline for color of screen enclosure framing.  
Merry Bering made a motion to take off the table for discussion, seconded by Ida Corrigan. Discussion ensued; the Board decided not to allow a change of color in our guidelines. No motion was made.
- ARC guideline for patio and other exterior lighting.  
Merry Bering made a motion to take off the table for discussion, seconded by Ida Corrigan. Discussion ensued; at this time there will be no changes regarding this type of lighting in our guidelines. *Merry Bering made a motion seconded by Ida Corrigan to instruct the Architectural Review Committee to write a guideline to be presented to the Board for consideration at the January 2022 Board Meeting. Vote was unanimous in favor.*

New Business:

- Extended passes: Mr. Graham gave the Board an update on the use of these passes.
- Opening the Meadows House: Effective today, the Meadows House is open for meetings and social gatherings.
- Pool lift chair: *Barbara Paxton made a motion to purchase a pool lift chair at a cost not to exceed \$5,000 installed. Seconded by Ida Corrigan. Vote was unanimous in favor.*
- Approval of a new pool service contract: *Barbara Paxton made a motion seconded by John Killian to approve an annual contract with Palm City Pool and Spa, Inc. Vote was unanimous in favor.*
- Appointments:  
*Ida Corrigan made a motion seconded by Claudia Tracey to appoint Carol Tannenbaum as Chair of the Architectural Review Committee to replace James Slattery. Mr. Slattery will remain the Brighton representative. Vote was unanimous in favor.*

Committee Reports:

- Treasurer's Report.
- MDPOA
- MDPOA Security
- Architectural Review
- Landscape
- Hurricane/Emergency Preparedness
- Maintenance Committee
- TV-Internet Committee
- Social Committee

- Community Channel
- Village Committees

Homeowner Comments:

Valerie Guthrie, Brian Guthrie and Dee Nester speaking via telephone commented on various concerns.

Adjourn: Motion to adjourn at 3:45 p.m., Claudia Tracey seconded by John Killian.

Submitted,

Barbara Paxton, Secretary