

NOTICE/AGENDA
Board of Directors Meeting
June 28, 2022 Meadows House 1:30 p.m.

1. Call to Order:
2. President's Comments:
3. Approval of Minutes: Board of Directors Meeting May 31, 2022
4. Manager's Report: Mark Stilwell
5. Report on CDs and Investments: Tim Graham
Delinquencies: Tim Graham
6. Covenants Committee Report: Patricia Vanlandingham
7. ARC Committee Report: Carole Tannenbaum.
8. Communication Committee: Timothy Myers
9. Covenants Violations:
 - V10: Unauthorized tenant. Homeowner had purchased the home in September 2021 with a tenant in place and an addendum to the contract indicated the tenant would stay in place until the end of their current lease which was May 31. Meadows governing documents clearly state that a unit may not be leased for a period of one (1) year from the date a unit owner acquires title. This homeowner prepared a lease with the current tenant permitting her to stay in the unit. This constituted a violation of the governing documents.
 - V11: Unauthorized tenant. This unit was leased by the homeowner without Association approval. An individual stating she was the tenant came to the office to have her vehicle decal with a copy of the lease which had not been received by the office. The office had not received a lease application or fee, or a copy of the lease and had no knowledge of this tenant.
 - Board approval required to deactivate barcodes and fobs for non-payment of fines. As the Board will probably not meet in July or August, the following require approval to deactivate. Both of these fines were confirmed by the Covenants Committee and remain unpaid.

V3: Cutoff date for payment of fine is 7/18/2022 (this is a \$50 fine for parking overnight in the street.)

RV7: Cutoff date for payment of fine is 8/15/2022 (this is a \$100 fine for pickup parking overnight in the Sun Terrace area.)

10. Appeals:
 - Homeowner in Ridgewood Village requesting approval to make monthly payments due to health reasons. Note: this owner has history from 2017 concerning difficulty in paying maintenance.
 - Homeowner in Greenwich Village requesting late fees be waived. Her request is based on her original check not being received and her replacement check received late.
11. Old Business:
 - Painting in Ridgewood and Lakemont villages
 - Training/Speaker Events
12. New Business:
 - Picnic tables
13. Appointments:
14. Committee Reports: Enclosed
 - Covenants Minutes
 - Architectural Review Minutes
 - Landscaping Minutes
15. Homeowner Comments:
16. Adjourn: