

## MINUTES

The Meadows at Martin Downs  
Homeowners Association, Inc.  
Board of Directors/Members Meeting  
May 31, 2022  
1:30 p.m.

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

### Present:

Claudia Tracey, President  
Ida Corrigan, Vice President  
Timothy Graham, Treasurer  
Dee Nester, Director at Large  
Yuri Parraga, Lakemont Director  
Carole Tannenbaum, Director  
Mark Stilwell, Property Manager

Timothy Myers, Director, was out of town and attended via telephone

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

President's Comments: Mrs. Tracey thanked the Committees and the Board for their services.

Approval of Minutes of Board Meeting April 26, 2022: *Yuri Parraga made a motion to approve, seconded by Ida Corrigan. Vote was unanimous in favor.*

Approval of Minutes of Board Workshop May 19, 2022: *Yuri Parraga made a motion to approve, seconded by Ida Corrigan. Vote was unanimous in favor.*

Manager's Report: Copy of report attached.

Mr. Stilwell reported on the following:

- Road work update.
- Tennis Court/Pickleball update. Meeting with Engineers.
- Pool pump failure.
- Pool bathroom update. Anticipate July start.
- Playground update: Anticipate July start.
- Painting update.
- Maintenance Committee update on driveway aprons and sidewalk lifting.

Report on CDs and Investments: Timothy Graham, Treasurer. In an effort to lower balances on some of our accounts, we are moving some funds to short-term CDs.

Delinquencies: Mr. Graham.

Covenants Committee report: Patricia Vanlandingham. Met May 17; confirmed one fine.

ARC Committee Report: Carole Tannenbaum advised the Board that the ARC Committee wishes to make some changes to the ARC Guidelines; specifically with respect to uplighting and lattice. This will be presented to the Board for approval at the next Board Meeting.

Communications Committee: Timothy Myers. Q2 newsletter will be out soon.

Covenants Violations:

- V9: Two violations same homeowner for trash cans not being stored properly. The first violation was March and second April 21. *Ida Corrigan made a motion to impose a fine of \$50, seconded by Carole Tannenbaum. Vote was unanimous in favor.*

Appeals:

- Homeowner requesting a refund of late fee and interest paid with April maintenance payment. He is a new owner and states the bill was not received. *Ida Corrigan made a motion to refund the late fee and interest paid, seconded by Timothy Myers. Vote was unanimous in favor.*

Old Business:

The following was discussed:

- Painting in Ridgewood and Lakemont villages
- Training/Speaker Events
- Upcoming law enforcement safety presentation

New Business:

- Timothy Graham responded to a homeowner who had questions about the maintenance of the retention ponds in the Meadows. He said there are 65 ponds in the Martin Downs community; South Florida Water Management owns the ponds but Martin Downs Property Owners Association has the responsibility to maintain them.

Appointments:

Architectural Review Committee:

- Carole Tannenbaum will step down as Chair and replace Claudia Tracey as Board Liaison.
- Melanie Britton to go from Foxboro alternate to Committee Chair.
- Ed Burke to replace Elaine Keller as Ridgewood alternate.
- Theresa Boucher is current Lakemont representative; Wendy Wieber is current Lakemont alternate. Boucher and Wieber are to switch positions.

*Ida Corrigan made a motion to approve the above ARC changes, seconded by Yuri Parraga. Vote was unanimous to approve.*

Hurricane Committee:

- Appointment of Patricia Vanlandingham to Chair the Hurricane Committee. *Dee Nester made a motion to approve, seconded by Yuri Parraga. Vote was unanimous to approve.*

Landscape Committee:

- Request to add "Flax Grass" to the existing approved plant list. Approved at the Landscape Meeting May 19, 2022. *Motion, seconded, approved.*
- Approval for Eve Roberts as Ridgewood alternate to the Landscape Committee.
- Approval for Clair Liebert to replace Carole Tannenbaum as Foxboro representative to the Landscape Committee.

*Yuri Parraga made a motion, seconded by Dee Nester, to approve the above member appointments. Vote was unanimous in favor.*

Maintenance Committee:

- Approval for the following to serve as members:  
Robert Tuleya, Greenwich  
H. Gary Clark, Mayflower  
William Gilmour, Ridgewood

*Dee Nester made a motion, seconded by Yuri Parraga to approve. Vote was unanimous in favor.*

Secretary of the Board:

As a result of the election of Directors in Foxboro Village, Barbara Paxton is no longer a member of the Board. Ida Corrigan nominated Dee Nester to replace Mrs. Paxton as Secretary of the Board. Mrs. Nester accepted the nomination. *The Board voted unanimously to appoint Mrs. Nester as Board Secretary.*

The following positions are vacant at this time:

Foxboro alternate to the Architectural Review Committee.

Representative to MDPOA Surface Water Committee.

Representative to MDPOA Landscaping Committee. Rod Heller, Mayflower homeowner, has volunteered for this position; however, no vote was taken by the Board and this position remains vacant.

Homeowner Comments.

Committee Reports: Landscape and Architecture meeting reports attached

Adjourn: The meeting adjourned at 2:58 p.m.

Submitted,

Dolores Nester, Secretary