

MINUTES
The Meadows at Martin Downs
Homeowners Association, Inc.
Board Of Directors Workshop Meeting
January 10, 2023

Open discussion reviewing our Covenants, Architectural and Landscape Guidelines, no motion was made.

Called to order: 7:03PM
Present: Joe Carr, SR
Yuri Parraga
Dee Nester
Neil Wertheim, JR
Tim Graham
Pattie Vanlandingham
Mark Stilwell, Property Manager

Bill Gilmour was not present and did not attend via phone

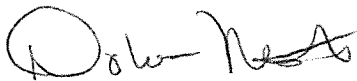
Notes:

1. Joanne Kluglein from RV Johnson Insurance thinks we are okay with the new Appraised Property value of the Meadows properties.
2. Dee Nester agreed to assume Hotwire account responsibilities
3. Bingo has been stopped due to Florida law and advice of attorney Deborah Ross.
 - a. Must be all community residents (currently it is run by a non-resident)
 - b. All money must be returned to participants
4. All activities with financial participation must stop. Mark will investigate these activities
5. Estoppel fee – increase to \$250.00
6. Capital contribution Fee – Implement a \$500 on new purchases in the meadows.
 - a. All money must go into a capital improvement account
 - i. Check guidelines and restrictions on how they can be spent
 - ii. Becomes a protected account
7. Background checks discussion:
 - a. Cannot deny ownership so why do?
 - b. Spell out policy if derogatory information is discovered in background check
 - i. I.e. – sex offenders may not be within 2000 yards of playground and pool area.
 - c. Anyone over 18 that will stay for an extended period of time (over 30 days) must undergo a background check
 - d. Look for criteria for publication

8. Parking in parking lots
 - a. Charge for parking spots in Meadow's parking lot
 - i. Assign printed parking pass –
 1. \$10 per night,
 2. 3 Night maximum
 3. Maximum of one 3-day period per week
9. Guest spots in Lakemont are for the use of any "Meadows" guest
10. Motorhomes, RV's, boats, no overnight parking allowed in the property. Loading and unloading only. (Does this include parking lot? Not sure.)
11. Trucks – Currently not allowed but after a long discussion of pros and cons it was acknowledged there is a growing trend in the community to approve pick-up trucks to be allowed to park in parking spots or on driveways overnight. Discussion to be continued.
12. Dumpsters for debris – limited to 5 days just like PODS policy
13. Rentals – Okay - 4 month minimum, 1 time per 12-month period
14. Landscaping requests:
 - a. Approve - Retaining wall block (4" high x 11.75" wide x 6.75" deep)
 - b. New approved and disapproved plant lists approved as presented
15. ARC change requests:
 - a. Approved - driveway paint color Sherwin Williams Natural 7542 with non-slip grit
 - b. Garden flags – Change covenants to allow garden flags
 - c. Patio string lights – recommend 48 lights for all homes, warm white in color
 - d. Nebula lighting for lanai structure:
 - i. Must be low voltage
 - ii. Maximum 24 bulbs
 - iii. Only allowed on horizontal beams or braces, must point down
 - iv. Must be dimmable
 - v. Lamp size cannot exceed ¼"
 - vi. Must be white in color
16. Commercial contractors may only be on the property between 8AM and 8PM. (Current policy is 8AM for entrance but has no time limit at night)
17. Vehicles with Commercial signs or decals must have them removed when parked overnight or be housed out of site inside a garage.

18. Motion to continue this meeting at a later date to discuss the other issues not covered in this meeting
 - a. Motion – P. Vanlandingham / Second – Tim Graham / Unanimous vote to approve.
19. Motion to adjourn at 9:30PM
 - a. Motion – Y. Parraga / Second – N. Wertheim / Unanimous vote to approve.

Respectfully,

A handwritten signature in black ink, appearing to read "Dolores Nester". The signature is written in a cursive, somewhat stylized font.

Dolores Nester, Secretary