

MINUTES

The Meadows at Martin Downs
Homeowners Association, Inc.
Special Board of Directors Meeting
January 6, 2023
7:00 p.m.

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

Present: Joseph Carr, President; Dolores Nester, Secretary; Yuri Parraga, Carole Tannenbaum, Treasurer; Directors Timothy Graham and William Gilmour and Mark Stilwell, Property Manager.

There was a quorum. The meeting was called to order at 7:00 p.m.

The purpose of the meeting was:

- To amend the 2023 budget based on new insurance quotes and any residual decisions relating to insurance.
- Change of Board Members and Officers.
- Termination of Rubin Contract.

Mr. Carr welcomed William Gilmour to the Board as the new Ridgewood Village Director. He also announced Claudia Tracey's resignation as Mayflower Director. *Dolores Nester made a motion to appoint Neil Wertheim to replace Mrs. Tracery, seconded by Carole Tannenbaum. Vote passed with Mr. Gilmour not voting.*

At this time Carole Tannenbaum presented her resignation as Foxboro Director and Treasurer and recommended Patricia Vanlandingham as her replacement for both positions. *Dolores Nester made a motion, seconded by Yuri Parraga to accept Mrs. Tannenbaum's resignation and appoint Patricia Vanlandingham as Foxboro Director. Vote passed with Mr. Gilmour not voting.*

Dolores Nester made a motion, seconded by Yuri Parraga, to appoint Patricia Vanlandingham as Treasurer. Vote passed with Mr. Gilmour not voting.

Dolores Nester made a motion to appoint Yuri Parraga Vice President, seconded by Patricia Vanlandingham. Vote passed with Mr. Gilmour not voting.

Concerning the pool bathrooms, Mr. Carr spoke of his dissatisfaction with Rubin Custom Homes, saying he had been assured the ladies bathroom would be completed by December 16, but no work was done. Mr. Carr, upon seeking advice from the Meadows' attorney, cancelled the Rubin contract. *Neil Wertheim made a motion, seconded by Timothy Graham, to officially cancel the contract with Rubin Custom Homes. Vote passed with Mr. Gilmour not voting. Mr. Carr advised the Board we will be looking for contractors to bid on completing the work on the bathrooms.*

Mr. Carr said the Association's insurance is now with Heritage Insurance Company for 2023. He said there was a large savings over the previous quote from Plastridge.

Various other items:

- Regarding line items in the amended budget, driveway aprons were put back in for Capri units.
- A Covenants Compliance Captain line item was added for \$35,000 for violation patrol from

- midnight to 4 a.m. a few nights a week.
- A landscape savings fund line item of \$30,000 was added; to be set aside for emergency use.
- An insurance savings fund line item of \$140,000 was added, to save for 2024 insurance.

The revised quarterly assessment in the budget as presented, is: Single family \$1,045/quarter, Stanford/Sun Terrace \$1,331/quarter and Capris \$1,448/quarter.

There was discussion regarding parking violations in conjunction with Compliance patrol. The possibility of allowing overnight parking at the pool/recreation area was discussed. No motion was made.

Mr. Stilwell asked about the split out for four quarters for the assessment. The reply was that homeowners would pay a lower assessment in the second quarter and receive a credit. The third and fourth quarters would then be billed at the amended budget rate. This has not been finalized and may change.

Mr. Gilmour made a comment that he disagrees with the Compliance Captain position.

Patricia Vanlandingham made a motion to approve the amended budget as presented, seconded by Yuri Parraga. Vote passed with Mr. Gilmour not voting.

A motion was made and seconded by Dolores Nester, to accept Patricia Vanlandingham's resignation from the Covenants Committee and appoint Carole Tannenbaum as Chairperson. Vote passed with Mr. Gilmour not voting.

Jenny Boatright commended the Board for their work in getting the insurance cost reduced.

Barry Graver asked the amount of the Capri quarterly and was told it is \$1,448. He also commented on the guard allowing non-barcoded cars in through the resident gate. This will be referred to MDPOA.

Yuri Parraga made a motion to adjourn, seconded by Patricia Vanlandingham. Meeting adjourned at 8:22 p.m.

Respectfully,



Dolores Nester, Secretary