

MINUTES

The Meadows at Martin Downs
Homeowners Association, Inc.
Board of Directors Meeting
Thursday, July 13, 2023
6:00 p.m.

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

Present: Joseph Carr, President; Yuri Parraga, Vice President; Dolores Nester, Secretary; Timothy Graham, Brighton Director; William Gilmour, Ridgewood Director. Neil Wertheim, Mayflower Director was not present due to an emergency at his home caused by the storm. Patricia Vanlandingham, Treasurer, was out of town and participated via telephonic dial-in. Mark Stilwell, Property Manager, was ill and participated via telephonic dial-in.

The meeting was called to order at 6:18 p.m.

Approval of Minutes: Board Meeting of June 27, 2023: *Dolores Nester made a motion to approve the minutes, seconded by William Gilmour. The vote was unanimous.*

President's Comments: Mr. Carr gave a brief update on future projects, including a new gate entry system, lighted gates, license plate reader to replace barcodes, rumble strips to be installed soon along with thermoplastic paint stripes at intersections.

Manager's Report: Mark Stilwell. No report.

Tennis/Pickleball Status: William Gilmour. Report attached.

Financials: Patricia Vanlandingham (via telephone): Mrs. Vanlandingham advised the Board that operating funds in the amount of \$1,320,175 are available; in the cable account two CDs were reinvested; Reserve funds available \$1,184,744. The Reserve requirement is \$1,171,695 and we are over by \$13,048 so are in good shape. Mrs. Vanlandingham's report is attached.

Review of FOBs and use: Mr. Carr told the Board a change is needed in the Rules & Regulations for use of the FOBs due to liability issues as well as individuals who do not reside in the Meadows being given access to the amenities without the resident accompanying them.

Changes to the Rules & Regulations, Policy Statements, ARC Guidelines and Landscape Guidelines:

- Estoppel Fee: *Patricia Vanlandingham made a motion, seconded by Dolores Nester, to increase the estoppel fee to \$250. Vote was unanimous in favor.*
- Capital Contribution Fee: *William Gilmour made a motion, seconded by Timothy Graham, to establish a Capital Contribution Fee of \$500 on new purchases in The Meadows.*
- Background Checks: All purchasers and renters must undergo a financial and criminal history background check. Anyone 18 years of age and over who will be residing in the unit is required to have a background check. (No vote on this item as it is currently in effect.)

- *Yuri Parraga made a motion that sex offenders may not be within 2,000 yards of the playground and pool areas. Seconded by Timothy Graham. Vote was unanimous in favor.*
- *Individuals being added as “extended stay residents” (over 30 days) must also undergo a background check. Yuri Parraga made a motion, seconded by Timothy Graham, that if a resident living in The Meadows moves from one address in The Meadows to another address in The Meadows a background check must be done. The vote was: Parraga-yes, Carr-yes, Graham-yes, Vanlandingham-yes. William Gilmour voted no. Vote passed 4-1.*

Violations:

- First Violation: It will be the option of the Board to send a courtesy letter but if the infraction is considered “egregious” the violator may be sent directly to the Board and a fine may be imposed at the discretion of the Board.
- Second Violation Involving the same address: Goes to the Board even if the violations are different, i.e., parking, trash cans, pet violation, architectural violation, etc.

Yuri Parraga made a motion, seconded by William Gilmour, to approve the above violation guidelines. Vote was unanimous in favor.

Rules & Regulations:

- Contractors are allowed on the property only between 8:00 a.m. and 8:00 p.m. Monday through Saturday. No contractors are allowed on Sunday or a holiday. (No vote needed on this rule; it was approved by the Board of Directors on February 22, 2022.)
- Vehicles with commercial signs or decals: Signage must be removed when parked overnight or be housed out of sight inside a garage. Trucks are not allowed to park overnight (midnight to 6:00 a.m.)
- Vehicle decaling: Barcodes will be issued to all owners and to persons leasing four months or more; this includes pickup trucks.
- Guest parking spots: Guest parking spots in Lakemont Village are for the use of Lakemont visitors only. Guest parking spots in the Ridgewood Village Sun Terrace area are for Sun Terrace visitors only.
- Motorhomes/RVs/Boats/Trailers: *Yuri Parraga made a motion, seconded by William Gilmour, that no overnight parking will be allowed on the property. Allowed inside the community for loading and unloading only and must not impede traffic flow or block sidewalks. Vote was unanimous in favor.*
- Dumpsters: Allowed to be on the property no more than 5 days within a month. The HOA office must be notified in advance. If parked in a village without driveways, the dumpster must be placed in the parking spot belonging to the Owner. Construction debris must be removed from the premises and not placed for pickup by our sanitation service.
- PODs: PODs are limited to five consecutive days. PODs and dumpsters may not be brought in or

taken out on a Sunday or holiday. The HOA office must be notified in advance.

- Flags: Per F.S.720.304(2)(a): “The official flag of the State of Florida and a first responder flag have been added to the list of allowed flags. A first responder is law enforcement, fire fighters, paramedics, correctional officers, 911 public safety operators, registered nurses, search and rescue workers and federal law enforcement officers.” Per F.S.720.3075(3)/HB437: The number of allowed flags has been increased to 2.

ARC Guidelines:

- Uplighting: up to the front door.
- No garden flags allowed on common property. Must be past the front door.
- Lattice must be white, 24 inches in height.
- String lights: Not to exceed 48 lights, warm white for all homes. No lights on overhead portions of the lanai structure permitted.
- Nebula lighting for lanai structure: Must be low voltage, maximum 24 bulbs. Only allowed on overhead horizontal beams or braces, must point down. Must be dimmable. Lamp size cannot exceed ¼ inch in diameter, must be white in color.
- Driveway paint color: Sherwin Williams #7542, Natural, with non-slip grip.
- Windows: Must open up and down (vertical.) Single or double hung windows, hurricane impact windows allowed, white frame only. Grilles (mullions) are optional but if included must be 4 Lites, 6 Lite or 8 Lite. **(Windows may not open from side to side – horizontal)**

Yuri Parraga made a motion to approve the above ARC Guidelines, seconded by William Gilmour. Vote was unanimous in favor.

Landscape Guidelines:

- Landscape edging: retaining wall blocks, either white, gray or beige colored, approximately 4 inches by 11.75 inches by 6.75 inches. To be used as edging for shrub beds. Owners would be required to make necessary irrigation and drainage changes where necessary in the placement of this edging. Each case would be voted on as an individual case because of the difference in the topography of each property. All work would need to be done at the owner’s expense.
- Plant List: Shrubs, trees and prohibited plant materials (.pdf attached.)
- Australian Pines: to be added to the prohibited plant list.
- Artificial Turf: Add artificial turf to the approved list. Only to be used in rear yards and not on any common property. Artificial turf must be the “pet friendly” type. Aluminum metal edging must be installed to secure the turf in place. Any damage to the infrastructure is the responsibility of the Owner.
- Fruit Trees: Existing fruit trees will be grandfathered. If the existing fruit trees become problematic (if fallen fruit is not being picked up drawing insects and rodents) the Board will have the right to have the tree(s) removed at Owner’s expense.

Yuri Parraga made a motion, seconded by William Gilmour, to approve the above Landscape Guidelines. Vote was unanimous in favor.

The Meeting adjourned at 8:02 p.m.

Respectfully,



Dolores Nester, Secretary