

MINUTES

The Meadows at Martin Downs
Homeowners Association, Inc.
Special Board of Directors Meeting
Friday, November 10, 2023
5:00 p.m.

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

Present: Joseph Carr, President; Patricia Vanlandingham, Treasurer; Dolores Nester, Secretary; Frederic Ammon, Brighton Director; William Gilmour, Ridgewood Director, Yuri Parraga, Vice President, and Angela Fescine, Property Manager. Neil Wertheim, Mayflower Director attended via teleconference. A quorum was present.

President Carr opened the meeting, stating that the Board is changing the format of this meeting and all meetings going forward, and that all comments from the audience will be held until the end. President Carr stated it is important that the Board hears our resident's comments.

Xtreme Landscaping notified our President a few weeks back that they will need an increase due to insurance. President Carr, and Director Vanlandingham met with Xtreme. Xtreme stated that due to insurance increase they need an increase of \$82,000. Xtreme's contract states that either party can break the contract with a 90-day exit strategy, so a recommendation was to not pay the increase and terminate the contract.

Director Ammons made a motion, seconded by Director Vanlandingham, to terminate Xtreme's contract. The motion was unanimous in favor.

Prior to the unanimous vote the Board discussed the following: Director Vanlandingham went over Xtreme vs in-house landscaping comparison. Director Vanlandingham stated that the startup cost was projected at approximately \$150,000. The Board has applied for an unsecured loan payback in 5 years with no assessment.

Director Parraga made a motion to go in-house, seconded by Director Ammons. The motion was unanimous in favor.

Director Parraga made a motion, seconded by Director Vanlandingham, to equipment at a cost not to exceed \$35,000. The funds will come from the Equipment Replacement Fund. The motion was unanimous in favor.

The meeting was adjourned at 5:30 p.m.

Respectfully,



Dee Nester, Secretary

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Extreme vs. In-House Comparison

Operation expenses	In House	Extreme (w/increase)
Payroll	\$ 393,587	\$ 485,049
Gas/fuel	\$ 16,000	\$ -
Dump fees	\$ 5,200	\$ -
Liability Insurance Increase	\$ 35,000	\$ -
W/C Increase	\$ 26,331	
Medical Insurance Increase	\$ 29,712	
Maintenance equip (string, blades, etc)	\$ 5,000	\$ -
Round Up certificate requirements (3)	\$ 300	\$ -
Labor for plant replacements	(Included)	\$ 16,000
Sod	\$ 3,375	\$ 10,125
Mechanical Repair cost	\$ 5,000	\$ -
Total Direct costs	\$ 519,505	\$ 511,174

Savings	\$ (8,330.84)
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Additional Savings:

**Wholesale savings on annuals and plant replacements (\$2000-\$3000?)

**Additional mows, trims, work as needed without additional cost

**Extra manpower to use in maintenace projects during winter months

IPM Contract Comparison	Pro Green	Extreme
Property IPM	\$ 128,715.00	\$ 145,942.88
Common Orkin Contract	\$ 3,390.00	\$ 4,428.00
Total	\$ 132,105.00	\$ 150,370.88
Savings	\$ 18,265.88	

Total Savings: in-house and Pro Green	\$ 9,935.04
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11/10/2023




Extreme vs. In-House Comparison

Fuel			
Fuel	per week	# mows/weeks	Total
Gas for mow	\$ 300.00	40	\$ 12,000
Gas for equipment/week	\$ 35.00	40	\$ 1,400
Deisel for truck	\$ 50.00	52	\$ 2,600
			\$ 16,000

Dump Fees			
	perweek	# weeks	Total
Dump fee @\$25	\$ 100.00	52	\$ 5,200

Extreme Labor for plant replacements, sod install, etc			
per hour	perweek	# weeks	Total
\$ 50.00	\$ 2,000.00	8	\$ 16,000

In House Labor for plant replacements, sod install, etc			
per hour	perweek	# weeks	Total
\$ 20.00	\$ 800.00	8	\$ 6,400

Sod Cost per pallet			
	Per pallet	# per year	Total
Extreme	\$ 675.00	15	\$ 10,125.00
In-house	\$ 225.00	15	\$ 3,375.00