

NOTICE/AGENDA
Board of Directors Meeting
December 12, 2023
Immediately following the Voting Members Meetings
Meadows House

1. Call to Order:
2. President's Comments:
3. Approval of Minutes:
 - Minutes of Voting Members Meeting Tuesday, November 28, 2023
 - Minutes of Regular Board of Directors Meeting Tuesday, November 28, 2023
4. Manager's Report: Angela Fescine
5. Report on CDs and Investments: Patricia Vanlandingham
6. Delinquencies: Patricia Vanlandingham
7. Finance Committee Report: Patricia Vanlandingham
8. ARC Committee Report: A Chairperson is needed for this committee. Mr. Slattery resigned as Chairperson on November 14 and will continue as a regular committee member until January 2024.
9. Communication Committee: Timothy Myers
10. Covenants Committee Report:
11. Covenants Violations:
 - V50 - Tabled from November meeting – ARC violation, House numbers are bronze, only black is approved. A letter was sent October 2, 2023, regarding the incorrect color, a second letter was sent on November 3, 2023, referring the homeowner to the board for non-compliance in replacing the numbers with the correct color. The motion was tabled due to the Village Director Yuri Paraga stating the owner had corrected the violation. On November 29, the Property Manager confirmed the violation was corrected and the owner is now in compliance. Need motion to dismiss.

12. Appeals:

- The owner of a Lakemont unit with a tenant is appealing late fees and interest. He said it was caused by an issue with his automatic payment and he has arranged the necessary corrections. He was late once before, in 2021, and the fees were waived that time.
- Tabled from November meeting – Appeal C. Owner requesting late fees and interest be waived.

13. Old Business:

- Pest Control/Fertilization contract
- Final approval of the Papico contract as presented at the October 26, 2023, BOD meeting. The contract amount is \$358,890.00.
- Final approval of the Brush and Roll contract in the amount of \$207,360.00 for the second phase of Ridgewood painting.

14. New Business:

- Approval of contract for Bookkeeper (Terri Witherow)
- Approval of contract for Operations Manager (Jorge Green)
- Approval of Revised 2024 budget.

15. Committee Vacancies:

Covenants Committee: Need Foxboro representative; Need alternates for Brighton, Foxboro, Greenwich, Mayflower and Ridgewood

- ARC: Need a chairperson and alternates for Foxboro and Ridgewood
- Landscape: need alternates for Brighton and Foxboro
- Hurricane Committee: Need a chairperson.

16. Committee Reports: Enclosed

- Architectural Review Minutes
- Landscaping Minutes
- Covenants Minutes

17. Homeowner Comments:

18. Adjourn: