



Annual Vehicle Registration

Friday, January 12th 2024

9am - 4pm

Saturday, January 13th 2024

9am - 12noon

Location:

Recreation Center Parking Lot

Volunteers are needed for this event. At this event, your car's bar code numbers will be verified, and the windshield sticker will be updated for 2024. Proof of car insurance, driver's license and auto registration showing an address in The Meadows is required. If your vehicle is not currently registered, a bar code will need to be purchased from the office for \$10 with a check payable to Meadows HOA, prior to the community registration. If your car doesn't have a bar code, a 2024 sticker cannot be issued at this registration. To avoid the \$25 late fee, call the office at (772)283-2250 prior to the registration dates if you are unable to attend. MDPOA charges a \$10 fee, which will not be waived.

New Election Schedule for Directors and At-Large Roles

To eliminate confusion around when elections occur and create a consistent election schedule, the Board of Directors, with Attorney guidance and approval, approved a one-time change to the By-Law related to the Directors elections.

In 2024, elections will be held for the Director at Large and Director positions in Foxboro and Lakemont, while in 2025, the elections will take place for Brighton, Mayflower, Greenwich, and Ridgewood villages. This marks a departure from past practices where the elections were every other year, but they were staggered throughout those years. This made it confusing and difficult for part-time residents to follow the schedules. Also, this allows people here in the winter months to participate in the elections.

New Effective Dates

March 26, 2024

Director At Large

Foxboro and Lakemont Directors

March 25, 2025

**Brighton, Mayflower, Greenwich,
Ridgewood Directors**

From the President

Dear Friends and Neighbors,

I hope everyone had a great Thanksgiving and that you all will have a wonderful holiday season celebrating your faith and beliefs. I hope everyone enjoys our beautiful Christmas lights and decorations, and you and your families celebrate this joyous time of year! We are all looking forward to a great new year with wonderful things happening in The Meadows.

It has been a very busy Fall and many things have caused us to make significant changes. Obviously, the word has circulated to most that Xtreme asked for an increase of \$82,000 annually to continue with the contract. I polled the Board members individually, and we came to the same decision, enough is enough. We decided as a Board at our October meeting to allow the contract they broke to dissolve, and we voted to take our Landscaping needs in-house. By doing this, we know what to expect for an increase each year. It will be no more than 2 to 3% for salary increases instead of 10 to 20% or more with a vendor. You also know by now that we hired the very best person to be our new Operations Manager Jorge Green is back! Having been here for 13 years, nobody knows and loves The Meadows or knows our needs better than Jorge. We also voted at the October meeting to purchase the three mowers immediately at a significant savings of \$4,300, and the funds were available in our equipment replacement account. Jorge, as our new Operations Mgr., advised us on the purchase and said the price was the best he has seen. As you all know by now that we gave a lot of information at our November Board meeting, and our Landscaping will be awesome.

The new gate system is in the permitting stage as are the pickleball and tennis courts, and we are waiting for those approvals. Not to make a mess before and/or during the Holidays, all work will commence as soon thereafter as possible.

Finally, the 2024 Budget that had passed, will need to be amended due to the changes to our Landscaping program. Our Treasurer Pattie is working tirelessly with the Finance committee to get it put together. Since I am writing this on November 27th, we do not have it ready yet, but we will present it as soon as possible.

Please know and understand that our Board cares deeply for The Meadows, and we do the best we can to make it the best it can be for all of you. We all make mistakes and miss a detail now and then, but it is always our intention to do the right thing no matter what it takes and conform to all of our Covenants, Rules & Regulations and By-laws.

Blessings and regards,
Joe



HIGHLIGHT

An Interview with Angela Fescine, Our New Property Manager By Janet Shiller

I had the opportunity to meet with Angela, to ask her a few questions to get to know her better. Angela is originally from Deer Park, Long Island. She is a Dallas Cowboys fan. She has been a property manager for over 20 years and has owned two businesses. She is very excited to be working here and looks forward to getting to know the residents.

Are you a Martin County resident? No, I have lived in Port St. Lucie for nine years.

Tell us about your family. I have a son who is 26 and two Dachshunds.

What are your favorite local restaurants? I have many favorites: Oak & Ember, Spice Thai, Spritz, Tutto Fresco, Meeting Street, to name a few.

Were you familiar with The Meadows before working here? Yes, when I was working for Lake Village, I would drive by and always noticed the beautiful holiday lights!

What do you like about working at The Meadows so far? The office staff is amazing, wonderful ladies. The maintenance team is also amazing. The Board is hardworking and dedicated. I love driving in or out and seeing the beautiful tree-lined streets. I enjoy seeing all the wildlife that also live in The Meadows.

What would you like to improve or work on? I would like to do some organizing in the office and work on streamlining the budget.

Project Updates

Entry Gate

The contract has been signed to replace our entry gate software and hardware. We are currently waiting for permits to be approved by the County. It is expected that we will begin this project just after the holidays, more towards the end of the year.

Playground Maintenance

A new canopy will be ordered and installed over the picnic tables in conjunction with the tennis / pickleball canopy installation.

Painting

Painting of the first phase of Ridgewood Capris has been completed. Remaining units will be started in early 2024.

Tree Trimming

Xtreme Landscaping has completed the deciduous tree trimming that was not handled by CPM. The property manager did a walkthrough and found several trees that were missed. Xtreme will be instructed to come back and finish those trees.

Tennis/Pickleball Courts

The contract has been signed and permits have been submitted. Work will start after the first of the year and is expected to be completed by the end of March.

New Mailboxes

Purchase and installation of new mailboxes for the community has been approved by the Board.

Don't Forget: Bring Your Trash Bins In!

Please adhere to the following guidelines:

- Place trash cans and recycle bins at sunset on the evening before the scheduled pick-up day.
- All garbage bags must be securely placed inside a designated trash can and should not be left at the curb separately.
- Promptly remove trash cans and recycle bins from the curb once they have been emptied.
- If you plan to be away for an extended period, arrange with a neighbor to return your cans and bins to their designated location after collection.

Embracing Independence

The Board has voted to shift landscaping responsibilities from an external vendor to an in-house crew. This transition requires careful planning and resource allocation. There are many advantages to moving our landscaping in-house: cost savings, control and flexibility, a sense of ownership and pride, and adaptability to name a few. The transition requires dedication, proper planning, and ongoing commitment. The benefits, both immediate and long-term, will make the change the best plan for the community.

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