

MINUTES

The Meadows at Martin Downs Homeowners Association, Inc, Board of Directors Meeting December 12, 2023

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

Present: Joseph Carr, President, Patricia Vanlandingham, Treasurer, Dolores Nester, Secretary, Yuri Paraga, Vice President, Neil Wertheim, Mayflower Director, William Gilmour, Ridgewood Director (called in via teleconference at 6:25 p.m.) and Angela Fescine, Property Manager, Frederic Ammon, Brighton Director not present (excuse absence). A quorum was present.

Regular Board Meeting: Called to order at 6:02 p.m.

President's Comments:

President Carr, stated that Lois Hedges is no longer employed with The Meadows, this is an HR issue, no further discussion on this matter.

President Carr, stated that the new gate system and tennis courts are moving along.

Approval of Minutes:

Minutes of Voting Member Meeting, November 28, 2023. Yuri Parraga made motion to approve, seconded by Patricia Vanlandingham. The vote was unanimous in favor.

Regular Board meeting November 28, 2023: Neil Wertheim made a motion to approve, seconded by Yuri Parraga. The vote was unanimous in favor.

Manager's Report: Angela Fescine (See attached)

Report on CD's and Investments: Patricia Vanlandingham (see attached)

Delinquencies: Patricia Vanlandingham (None)

Finance Committee Report: Patricia Vanlandingham (see attached)

ARC Committee Report: President Carr announced that Mr. Slattery resigned as Chairperson and will continue as a regular committee member. President Carr, thanked Mr. Slattery for all his time, commitment and contributions.

Communication Committee: Timothy Myers stated the committee met December 5, 2023 to finish up the Newsletter.

Covenants Committee Report: No report.

Covenants Violations:

V50 – (tabled from November 28, 2023 board meeting). ARC violation, house numbers are bronze, only black is approved. Angela Fescine, Property Manager, confirmed this has been taken care of. Yuri Parraga, made a motion to dismiss and Neil Wertheim, seconded, the vote was unanimous in favor to dismiss.

Appeals:

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 28, 2023. Owner requesting late fees and interest to be waived. Yuri Parraga made a motion not to waive late fees and interest, Neil Wertheim second the motion. The vote was unanimous.

Old Business:

Pest Control/Fertilization contract. Angela Fescine, Property Manager went over two proposals that were received. Pro Green and Native Pest Management. (Note: these proposals are for above ground pest control and fertilization – palm trees are separate), this is a one-year contract. After discussion motion was made by Patricia Vanlandingham to accept Native proposal at \$124,495.00, second by Yuri Parrage. The vote was unanimous.

Final approval of the Papico contract.

President Carr stated that in spring of 2023 the BOD did approve the Papico contract for \$217,000.00. The engineer study stated that the project needed light poles and foundation which increased the project to an amount of \$358,890.00 which is \$2,000.00 in excess of the special assessment funds collected for the project. President Carr further stated that tennis/pickle ball funds are available to cover this additional cost. He stated he has only released \$179,000.00 of the special assessment funds which is within the \$217,000.00 originally approved. (Note: At the October 26, 2023 BOD meeting this issue was brought up and discussed). A motion was made by Bill Gilmour, seconded by Patricia Vanlandingham to accept Papico's contract in the amount of \$358,890.00. The vote was unanimous. (Note: the actual amount to Papico was \$179,445.00)

Final approval of Brush and Roll contact for the second phase of Ridgewood:

Motion made by Patricia Vanlandingham, second by Neil Wertheim to approve Brush and Roll contract in the amount of \$207,360.00. The vote was unanimous.

New Business:

Approval of contract for Bookkeeper (Terri Witherow).

Motion made by Patricia Vanlandingham, seconded by Yuri Parraga approving Terri Witherow (one year contract) in the amount of \$36,600.00, The vote was unanimous.

Approval of contract for Operation Manager (Jorge Green).

Motion made by Yuri Parraga, seconded by Patricia Vanlandingham to approve Jorge Green's contract. The vote was unanimous.

Approval of Revised 2024 budget (see attached) (Note: 2024 Budget was mailed to all homeowners and owners can request a pdf of the Reserve Schedule. Motion made by Yuri Parraga, seconded by Neil Wertheim to accept revised 2024 budget. The vote was unanimous.

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

Committee Reports: Enclosed

Architectural Review Minutes

Landscaping Minutes

Covenants Minutes

President Carr open questions to the audience and teleconference.

Yuri Parraga motion to adjourn meeting at 8:10 p.m., Patricia Vanlandingham seconded. The vote was unanimous.

Respectfully,



Dolores Nester, Secretary