

The Meadows of World Golf Village HOA
Official Board Meeting Minutes July 13, 2023



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Date of Meeting: July 13, 2023 **Time:** 7PM **Location:** VIRTUAL

Minutes Prepared by: Mike Krugman –President/Treasurer

BOARD MEETING

I. Meeting Called to Order:

Quorum was present and confirmed notices of meeting given at 7:05 PM.

Roll Call:

President Mike Krugman	Present
Vice President: Bob Ostefeld	Present
Secretary: Marc Schwartz	Present
Treasurer: Mike Krugman	Present
Director: Ron Barry	Present
Director: Scott Clay	Present
Community Manager: Deedra Jones	Present

II. Opening Remarks: Mike Krugman welcomed all participants and provided the evening's agenda.

III. Review and Acceptance of Minutes: The minutes for March 9, 2023 were distributed to the board before meeting for their review and have been available on the website. Mike Krugman asked if there were any edits or corrections to the minutes. No changes were noted. Motion passed unanimously to accept the minutes.

IV. Committee Reports:

A. President's Report: Mike Krugman reported on the progress and status of activities at our entrance along Meadowlark Lane via prepared slides. (All slides presented are included following the minutes.).

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B. Treasurer's Report: Mike Krugman reported on the current financial condition of the HOA as of June 30, 2023 via prepared slides. (All slides presented are included following the minutes.)

Key Points Noted

- i. From January 1 2023 thru June 30 2023, the HOA expenditures exceeded budget by **\$4,319.95**.
- ii. From January 1 2023 thru June 30 2023, the HOA income exceeded expenditures by **\$1,972.10**.
- iii. As of June 30, 2023, uncollected HOA assessments, interest, fees and legal charges due to the HOA by owners was **\$16,413.72**.

C. ARC Report: Architectural Review Requests have been considered and approved by the committee within 7 to 10 days of receipt. Roof and Fences have been the majority of the requests.

D. SRV Report: The Special Review Committee was reactivated in June with its first hearing meetings held on June 27, 2023 for five (5) owners' failure to complete pressure washing of driveway and walkway after being mailed notice of the violation.

E. Inspection Reports (from our service providers): An overview of the last reports received for our retention ponds, landscape care, and irrigation system was presented via prepared slides.

F. Community Management Report: Our newly assigned Community Association Manager (CAM) is Ms. Deedra Jones. Deedra presented a summary of her activities which included a community inspection on June 29, 2023.

V. Unfinished Business:

A. Disincentivize Parking on Common Area at Pond near 453 Mackenzie Cir. This item was deferred until September meeting.

VI. New Business:

A. Annual Membership Meeting – Board to set date & time: Mike Krugman reported that the Directors needed to approve the date, time, and location for the 2023 Annual Membership Meeting. . The Directors reviewed the current status of the arrangement for the meeting and discussed the requirements for mailing formal meeting notice to the owners.

Based on this review and discussion by the Directors, the following resolution was unanimously adopted:

WHEREAS, the Board of Directors has determined it to be in the best interest of the Association to hold the annual membership meeting on the third Thursday of August 2023,

NOW, THEREFORE, BE IT:

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RESOLVED THAT The Meadows at Saint Johns Owners Association, Inc., dba The Meadows at World Golf Village, **2023 Annual Members Meeting** will be held on Thursday, August 17, 2023, at 7:00 p.m. at the Pacetti Bay Middle School, Multimedia Room, 245 Meadowlark Lane, Saint Augustine, FL 32092; and

FURTHER RESOLVED THAT the **Board of Directors Annual Organizational Meeting** will be held immediately after the adjournment of the Annual Members Meeting on Thursday, August 17, 2023, at 8:15 p.m. at the Pacetti Bay Middle School, Multimedia Room, 245 Meadowlark Lane, Saint Augustine, FL 32092; and

FURTHER RESOLVED THAT the notice of the 2023 Annual Members Meeting shall be mailed to every owner addressed to the owner at the post office address as it appears on the records of the Association by prepaid USPS First Class mail on or before August 1, 2023.

- B. Establish New Reserve Account – Signage Incident Recovery-Restore:** Mike Krugman reported that Loss Insurance on entrance signage (sign and stone work) and public notice board was no longer available so that the association would need to setup a reserve to self-insure against possible loss or damage. The Directors discussed that a new reserve account needed to be established and funded by amount equal to 2022-2023 Insurance Premium amount (monthly from Operating Account) until adequate reserve funds would be available to cover a loss.

Based on the discussion by the Directors, the following resolution was unanimously adopted:

WHEREAS, the Board of Directors has determined it to be in the best interest of the Association to establish a new reserve account, Signage Incident Recovery-Restore, to self-insure the Association signage against loss or major damage by accident or weather events due to the inability to obtain insurance coverage in 2023 that was previously covered by insurance that had a premium of \$840.00 per policy year,

NOW, THEREFORE, BE IT:

RESOLVED THAT The Meadows at Saint Johns Owners Association, Inc., dba The Meadows at World Golf Village establishes the Reserve Account, Signage Incident Recovery-Restore, for the purpose of the recovery and restoration of the Association signage when that signage and its supporting elements are lost or suffer major damage due to accident or weather events; and

FURTHER RESOLVED THAT the Board of Directors authorizes the funding of the Signage Incident Recovery-Restore Reserve Account in the amount of \$840.00 per year in monthly allotments from the Association Operating Account until such time that the amount available in the Signage Incident Recovery-Restore Reserve Account is equal to the amount required to remove debris, prepare the area, and



replace the Signage in case of a total loss (based on a reevaluation performed every 3 to 5 years).

C. Redistribute Soil of Two Berms on South Side to Regrade Contour to Eliminate

Low Areas: Mike Krugman reported that the elevation of Storage Facility lot has been increased between 1 – 2 feet due to building code which has expanded the areas in our Common Area on South Side of Meadowlark Lane that may have standing water following heavy rains or hurricanes. This same area will require additional fill dirt to complete the landscaping (trees and hedge) to shield the view of the three story building from Meadowlark Lane.

Based on the discussion by the Directors, the following resolution was unanimously adopted:

WHEREAS, the Board of Directors has determined it to be in the best interest of the Association to redistribute the soil of two berms on the south side of Meadowlark Lane to regrade the contour of the areas along the property line on the south side to eliminate low areas that will be prone to standing water following heavy multi-day rain or a hurricane,

NOW, THEREFORE, BE IT:

RESOLVED THAT The Meadows at Saint Johns Owners Association, Inc., dba The Meadows at World Golf Village, authorizes the redistribution of the soil of two berms on the south side of Meadowlark Lane (west and center berms) to the lower elevation areas that run along the property line on the south side to reduce areas prone to standing water following heavy multi-day rain or a hurricane and to expand areas that will support the growing of turf grass and the future planting of additional canopy trees (the unofficial trademark of The Meadows); and

FURTHER RESOLVED THAT the Board of Directors authorizes the funding of the soil redistribution, the movement of irrigation sprinklers from the berms to reestablish irrigation coverage on the south side, and the planting of turf grass seed from the Deferred Landscape Maintenance Reserve Account.

D. Proposed Amendment of HOA Corporate Bylaws: Mike Krugman reported that a meeting with our attorney is scheduled for Friday to review the proposal to amend and revision the HOA Corporate By-Laws.

Key Points of the Proposed Changes:

- a. Remove references no longer correct - Physical Office Address
- b. Update Quorum to current FL limitation of 30%
- c. Remove references to membership classes
- d. Remove references to Developer when possible
- e. Add:

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- i. Vote (Questions) By Mail
- ii. Vote Rules Requirement
- iii. Adopting and Amending Election Rules
- iv. . Address of Owners Requirement
- f. Update default date of Membership Annual Meeting
- g. Reduce percent of owners required to call Special Members Meeting
- h. Add provisions for Mail-In Ballot for HOA Directors
 - i. Ballot counting to occur at Annual Members Meeting
- i. Remove references to ‘telegram’ – replaced with ‘email’
- j. Update ‘Board Action without a Meeting’ to require public reporting of actions taken at next meeting of the Board
- k. Updated ‘Removal of a Director’ by membership from 50% to 40%
- l. Clarify Board’s responsibilities for Architectural Review
- m. Add provision creating the Architectural Review Committee
- n. Update ‘Officers’ that President & Vice-President must be Directors

VII. Open Forum:

Those attending were asked for additional questions, comments, and concerns. Due to the hour, no other items was discussed.

VIII. Closing Remarks:

Annual Members Meeting: Mike Krugman reminded all that the 2023 Annual Membership Meeting will be held at Pacetti Bay Middle School on Thursday, August 17, 2023 at 7:00 pm - 8:00 pm. And the Directors will meet immediately after the Annual Meeting for the Annual Board Organizational Meeting in the same room at 8:15 pm - 8:30 pm to elect Association Officers

VIII. Adjournment:

Mike Krugman as for a motion to adjourn the meeting with all issues raised had been addressed and questions answered. A motion properly made was unanimously passed. Meeting adjourned at 8:38 pm

Signed

Mike Krugman, President/Treasurer

July 13, 2023

The Meadows at World Golf Village



THE MEADOWS AT WORLD GOLF VILLAGE

Board Meeting – Jul 13, 2023 at 7PM

Jul 13, 2023

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Preliminary and Subject To Change

Agenda – Board Meeting – Jul 13th

- Meeting Called to Order
- Opening Remarks
- Review and Acceptance of Minutes
- Reports of Officers, Committees, and Community Management
 - President
 - Treasurer
 - ARC Committee
 - SRC Committee
 - Community Management Report
- Unfinished Business
- New Business
- Open to those attending for comments, feedback and questions
- Closing Remarks
- Adjournment

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President Report (1 of 2)

- Preliminary Information on SJC Library - Meadowlark Lane
- Seasonal Annual Plantings at Entrance
- Irrigation System Status
- Irrigation System Inspections & Adjustments
- Meeting with Attorney – Review Proposed Corporate Bylaws Update

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Preliminary and Subject To Change

President Report (2a of 2)

- Pacetti Rd Storage Facility – Observation on Progress
- Deferred Landscape Maintenance – Items Completed
 - Cleared brush & undergrowth – Returned to ~2008 condition
 - Trimmed trees for deadwood & for shape along the entrance
- Deferred Landscape Maintenance – Items Pending
 - Landscape Concept to shield view of Pacetti Rd Storage Facility
 - Moving Berm Grass plants to berm on north side of Meadowlark Ln.
 - Expand Turf Areas – eliminate low areas
 - Add Canopy Trees – where berms were (Future)
 - Add Replacement Trees (3) along north side of Meadowland Ln. (Future)
 - Two (2) Missing
 - One (1) Wrong Young Tree Growing

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President Report

■ Pacetti Rd Storage Facility



Preliminary and Subject To Change

President Report

■ Pacetti Rd Storage Facility – Fence Line Planting – Slash Pine Trees



President Report (2b of 2)

- Pacetti Rd Storage Facility – Observation on Progress
- Deferred Landscape Maintenance – Items Completed
 - Cleared brush & undergrowth – Returned to ~2008 condition
 - Trimmed trees for deadwood & for shape along the entrance
- Deferred Landscape Maintenance – Items Pending
 - Landscape Concept to shield view of Pacetti Rd Storage Facility
 - Moving Berm Grass plants to berm on north side of Meadowlark Ln.
 - Expand Turf Areas – eliminate low areas
 - Add Canopy Trees – where berms were (Future)
 - Add Replacement Trees (3) along north side of Meadowland Ln. (Future)
 - Two (2) Missing
 - One (1) Wrong Young Tree Growing

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Preliminary and Subject To Change

President Report

- Deferred Landscape Maintenance – Items Completed



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President Report (2c of 2)

- Pacetti Rd Storage Facility – Observation on Progress
- Deferred Landscape Maintenance – Items Completed
 - Cleared brush & undergrowth – Returned to ~2008 condition
 - Trimmed trees for deadwood & for shape along the entrance
- Deferred Landscape Maintenance – Items Pending
 - Landscape Concept to shield view of Pacetti Rd Storage Facility
 - Moving Berm Grass plants to berm on north side of Meadowlark Ln.
 - Expand Turf Areas – eliminate low areas
 - Add Canopy Trees – where berms were (Future)
 - Add Replacement Trees (4) along north side of Meadowland Ln. (Future)
 - Three (3) Missing
 - One (1) Wrong Young Tree Growing – *allowing to grow as placeholder*

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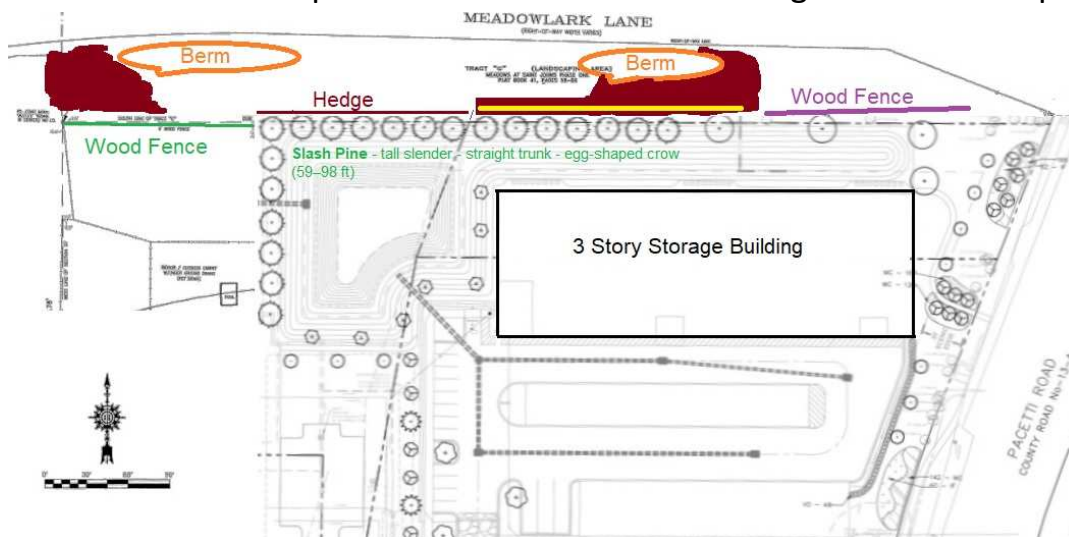
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Preliminary and Subject To Change

President Report

- Deferred Landscape Maintenance – Items Pending – Shield Concept



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President Report

- Deferred Landscape Maintenance – Items Pending - Berms



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Preliminary and Subject To Change

Treasurer Report

- Financial Report - June 30, 2023
 - Summary of Financial Condition – June 30, 2023
 - AKA “Balance Sheet”
 - Summary of Financial Activity – January – June 2023
 - AKA “Income and Expense Statement”
 - Reserve Schedule – Balances & Expenditures – January – June 2023
- New Reserve Account - Signage Incident Recovery-Restore
 - No Insurance Underwriting for Association Signage (Entrance & Notice Board)
- Including in the Mailing of Annual Meeting Notice
 - Summary of Financial Condition – June 30, 2023
 - Summary of Financial Activity – January – June 2023
 - Includes 2023 Budget

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Treasurer Report

Summary of Financial Condition – June 30, 2023 (1 of 2)

	Consolidated	Balance Sheet As of 06/30/23	Balance Sheet As of 12/31/22
		ASSETS	ASSETS
	ASSETS:		
1110	Truist - Operating	\$102,571.36	\$41,303.54
1120	Truist - Reserve	\$91,182.70	\$122,124.38
1121	PNC CD - Saving Reserve	\$33,231.20	\$33,231.20
1210	A/R-Owners	\$15,935.49	\$22,133.75
1211	A/R-Allowance for Bad Debt	(\$16,413.72)	\$2,841.15
1610	Prepaid Insurance	\$7,122.91	\$1,025.50
1910	Deposits	\$240.00	\$240.00
	TOTAL ASSETS	\$233,869.94	\$222,899.52
		LIABILITIES & EQUITY	LIABILITIES & EQUITY
	LIABILITIES:		
2210	Accounts Payable-Operating	\$2,698.56	\$2,955.98
2220	Unearned Revenue	\$54,999.98	\$134.05
2230	Prepaid Assessments	\$2,067.22	\$4,443.99
2245	A/P - Legal	\$772.50	\$0.00
2299	A/P-Miscellaneous	\$475.00	\$0.00
	TOTAL LIABILITIES	\$61,013.26	\$7,534.02

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Preliminary and Subject To Change

Treasurer Report

Summary of Financial Condition – June 30, 2023 (2 of 2)

	Consolidated	Balance Sheet As of 06/30/23	Balance Sheet As of 12/31/22
		LIABILITIES & EQUITY	LIABILITIES & EQUITY
	RESERVES:		
3200	Grounds Deferred Maintenance	(\$3,000.00)	\$17,000.00
3205	Irrigation Deferred Maintenan	\$2,761.39	\$10,503.07
3210	Pond Deferred Maintenance	\$10,852.51	\$12,852.51
3215	Signage Deferred Maintenance	\$10,000.00	\$10,000.00
3220	Storm Event Recovery-Restore	\$20,000.00	\$20,000.00
3225	Tree Incident Remove-Replace	\$8,800.00	\$10,000.00
3230	Pond Incident Mitigation-Repai	\$50,000.00	\$50,000.00
3235	Well Incident Repair-Replace	\$15,000.00	\$15,000.00
3240	Insurance Deductible Reserve	\$10,000.00	\$10,000.00
3245	Signage Incident Recovery-Rest	\$0.00	\$0.00
	TOTAL RESERVES	\$124,413.90	\$155,355.58
	EQUITY:		
3520	Prior Years Surplus/(Deficit)	\$46,470.68	\$50,402.49
	Current Year Net Income/(Loss)	\$1,972.10	\$9,607.43
	TOTAL EQUITY	\$48,442.78	\$60,009.92
	TOTAL LIABILITIES & EQUITY	\$233,869.94	\$222,899.52

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Treasurer Report

Summary of Financial Activity – January – June 2023 (1 of 2)

Operating Account	Period: 01/01/23 to 06/30/23				Period: 01/01/2022 to 12/31/2022			
	Income/Expense Statement				Income/Expense Statement			
	This-Year-To-Date 2023			Yearly Budget	End-Of-Last-Year 2022			Last Yr Budget
Description	Actual	Budget	Variance	* 2023*	Actual	Budget	Variance	* 2022 *
INCOME:								
4110 Assessments	\$55,000.02	\$55,000.02	\$0.00	\$110,000.00	\$100,000.00	\$100,000.00	\$0.00	\$100,000.00
4111 Assessment - Other					\$12,818.95	\$7,600.00	\$5,218.95	\$7,600.00
4114 Late Fees	\$2,079.10	\$499.98	\$1,579.12	\$1,000.00	\$3,707.78	\$0.00	\$3,707.78	\$0.00
4116 Late Payment Legal					\$1,267.47	\$0.00	\$1,267.47	\$0.00
4410 Interest Income-Operating	\$4.72	\$0.00	\$4.72	\$0.00	\$7.36	\$0.00	\$7.36	\$0.00
4415 Interest Income-Reserve	\$585.93	\$0.00	\$585.93	\$0.00	\$28.62	\$0.00	\$28.62	\$0.00
4416 Allocate Reserve Interest	(\$585.93)	\$0.00	(\$595.93)	\$0.00	(\$1.04)	\$0.00	(\$1.04)	\$0.00
4420 Interest Income - Owners	\$943.17	\$1,024.98	(81.81)	\$2,050.00				
4430 Reserve Income					\$1,250.00	\$0.00	\$1,250.00	\$0.00
4450 Misc. Income					\$350.00	\$0.00	\$350.00	\$0.00
TOTAL INCOME	\$58,027.01	\$56,524.90	\$1,502.03	\$113,050.00	\$119,429.14	\$107,600.00	\$11,829.14	\$107,600.00
EXPENSES:								
GENERAL & ADMINISTRATIVE								
5110 Annual Corporate Report	\$61.25	\$55.02	(\$6.23)	\$110.00	\$111.25	\$64.00	147.25)	\$64.00
5115 Bad Debt Expense	\$4,399.98	\$4,399.98	\$0.00	\$8,800.00	\$3,554.84	\$0.00	(\$3,554.84)	\$0.00
5120 Insurance Expense	\$4,267.88	\$4,687.16	\$40.98	\$9,375.73	\$5,682.24	\$6,300.00	\$617.76	6,300.00
5127 Audit & Tax Services					\$150.00	\$0.00	(\$150.00)	\$0.00
5130 Legal & Professional Fees	\$2,197.50	\$3,300.00	\$1,102.50	\$6,600.00	\$9,129.16	\$6,600.00	(\$2,529.16)	\$6,600.00
5140 Management Fees	\$14,400.00	\$13,510.00	(\$900.00)	\$27,000.00	\$23,622.44	\$28,800.00	\$5,177.56	\$28,800.00
5150 Misc Contingency	\$200.00	\$250.02	\$50.00	\$500.00	\$822.54	\$0.00	(\$822.54)	\$0.00
5160 Office Expense	\$2,379.41	\$1,713.00	(\$666.41)	\$3,426.00	\$5,033.00	\$2,616.00	(\$2,397.00)	\$2,636.00
Total - General & Administrative	\$27,906.02	\$27,905.88	(\$0.14)	\$55,811.73	\$48,105.47	\$44,400.00	(\$3,705.47)	\$44,400.00

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Preliminary and Subject To Change

Treasurer Report

Summary of Financial Activity – January – June 2023 (2 of 2)

Operating Account	Period: 01/01/23 to 06/30/23				Period: 01/01/2022 to 12/31/2022			
	Income/Expense Statement				Income/Expense Statement			
	This-Year-To-Date 2023			Yearly Budget	End-Of-Last-Year 2022			Last Yr Budget
Description	Actual	Budget	Variance	* 2023*	Actual	Budget	Variance	* 2022 *
GROUNDS MAINTENANCE								
6010 Lawn Maintenance	\$21,086.02	\$23,367.60	\$2,280.78	\$46,735.24	\$43,259.28	45,000.00	\$1,740.72	\$45,000.00
6020 Landscape Remediation	\$589.82	\$600.00	\$10.18	\$1,200.00	\$2,100.00	\$2,500.00	\$400.00	\$2,500.00
6050 Irrigation Repairs & Maint.	\$207.62	\$900.00	\$692.38	\$1,800.00	\$1,484.36	\$3,500.00	\$2,015.64	\$3,500.00
6060 Lake Maintenance	\$2,850.00	\$2,908.98	\$58.98	\$5,818.00	\$6,343.00	\$7,000.00	\$657.00	\$7,000.00
Total - Grounds Maintenance	\$24,731.26	\$27,776.58	\$3,042.32	\$55,553.24	\$53,186.64	\$58,000.00	\$4,813.36	\$58,000.00
GENERAL REPAIR & MAINTENANCE								
6510 General Repairs & Maint	\$498.01	\$250.02	(\$248.04)	\$500.00	\$4,050.00	\$500.00	(\$3,550.00)	\$500.00
Total - General Maintenance	\$498.06	\$250.02	(\$248.04)	\$500.00	\$4,050.00	\$500.00	(\$3,550.00)	\$500.00
UTILITIES								
7040 Electricity	\$2,916.57	\$2,802.48	(\$114.09)	\$5,605.00	\$4,479.60	\$4,700.00	\$220.40	\$4,700.00
Total - Utilities	\$2,916.57	2,802.48	(\$114.09)	\$5,605.00	\$4,479.60	\$4,700.00	\$220.40	\$4,700.00
TOTAL EXPENSES	\$56,054.91	\$51,734.96	\$2,610.05	\$117,469.97	\$109,821.71	\$107,600.00	(\$2,221.71)	\$107,600.00
NET INCOME/(LOSS)	\$1,972.10	(\$2,209.98)	\$4,182.08	(\$4,419.97)	\$9,607.43	\$0.00	\$9,607.43	\$0.00

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Treasurer Report

Reserve Schedule – Balances & Expenditures – January – June 2023 (1 of 2)

2023 Reserve Schedule

ITEM	Item	2022 Ending Resv Total	Jan Resv Total	Feb Resv Total	Mar Resv Total	Apr Resv Total	May Resv Total	June Resv Total
Grounds Deferred Maintenance	A	\$ 17,000.00	\$ 17,000.00	\$ 17,000.00	\$ 7,000.00	\$ 2,000.00	\$ 2,000.00	\$ (3,000.00)
Irrigation Deferred Maintenance	B	\$ 10,503.07	\$ 10,504.11	\$ 10,569.05	\$ 10,714.50	\$ 9,275.74	\$ 2,644.69	\$ 2,761.39
Pond Deferred Maintenance	C	\$ 12,852.51	\$ 12,852.51	\$ 12,852.51	\$ 10,852.51	\$ 10,852.51	\$ 10,852.51	\$ 10,852.51
Signage Deferred Maintenance	D	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00
Storm Event Recovery-Restore	E	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00
Tree Incident Remove-Replace	F	\$ 10,000.00	\$ 10,000.00	\$ 8,800.00	\$ 8,800.00	\$ 8,800.00	\$ 8,800.00	\$ 8,800.00
Pond Incident Mitigation-Repair	G	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00
Well Incident Repair-Replace	H	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
Insurance Deductible Reserve	I	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00
TOTAL RESERVE BALANCE		\$ 155,355.58	\$ 155,356.62	\$ 154,221.56	\$ 142,367.01	\$ 135,928.25	\$ 129,297.20	\$ 124,413.90

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Preliminary and Subject To Change

Treasurer Report

Reserve Schedule – Balances & Expenditures – January – June 2023 (1 of 2)

Monthly Activity - 2023

Monthly Interest Earned		Jan	Feb	Mar	Apr	May	June
		\$ 1.04	\$ 64.94	\$ 145.45	\$ 128.31	\$ 129.49	\$ 116.70

Expenditures	Item	Jan Expenses	Feb Expenses	Mar Expenses	Apr Expenses	May Expenses	June Expenses
Tree Removal - 4 trees on fence line	F		\$ 1,200.00				
Downed Trees along Entrance; Brush by Pond	A			\$ 5,000.00			
Clear Underbrush/Land Mulching Services	A			\$ 5,000.00			
Pond Inspection	C			\$ 2,000.00			
Clear Underbrush/Land Mulching Services	A				\$ 5,000.00		
Replace Controller	B				\$ 1,567.07		
Irrigation Repairs	B					\$ 6,760.54	
Trim Trees	A						\$ 5,000.00
Total Expenditures		\$ -	\$ 1,200.00	\$ 12,000.00	\$ 6,567.07	\$ 6,760.54	\$ 5,000.00

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Committee & Other Reports

- ARC Committee
- SRC Committee
- Inspection Reports *(from our service providers)*
 - Pond Maintenance
 - Landscape
 - Irrigation
- Community Management Report
 - Activity Report
 - Community Inspection for June – June 29, 2023
 - Next Community Inspection – ~ July 26, 2023

Jul 13, 2023

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Preliminary and Subject To Change

Inspection Report - Ponds



CUSTOMER SERVICE REPORT

Customer: Meadows at World Golf Village Date of Visit: 6/15/2023
 Customer ID: J19263 Weather: 90 °F High
 Field Biologist: Haylee Brown 70% ☁

WATERWAY AND DITCH TREATMENTS

Site	1	2	3	4	5	6	7	8									
Algae							X										
Submersed Weeds							X										
Shoreline Grasses & Brush	X	X		X		X	X	X									
Floating Weeds																	
Mosquito Larvicide							X										
Pond Dye																	
Inspection			X		X												
Debris Removal																	

COMMENTS: I treated ponds 1, 2, 4, 6, 7, and 8 for shoreline grasses. I also treated the algae and submersed weeds on pond 7 and added pond dye to the pond. I inspected ponds 3 and 5.

CARP PROGRAM Carp Observed Barriers Inspected

FLOW None Slight Visible

WATER CLARITY < 1' 1-2' 2-4' >4'

WATER LEVELS High Normal Low

FISH/WILDLIFE OBSERVATIONS

Bass Breem Catfish Gambusia

Anchoa Cormorant Egrets Herons

Woodstork Ducks Osprey Ibis

Turtles Snakes Alligator Frogs

Other Species: _____

NATIVE/BENEFICIAL VEGETATION NOTED

Arrowhead Cordgrass Batopa Pickerelweed

Bulrush Lily Golden Canna Spaddeedock

Lotus Chara Naid Eelgrass

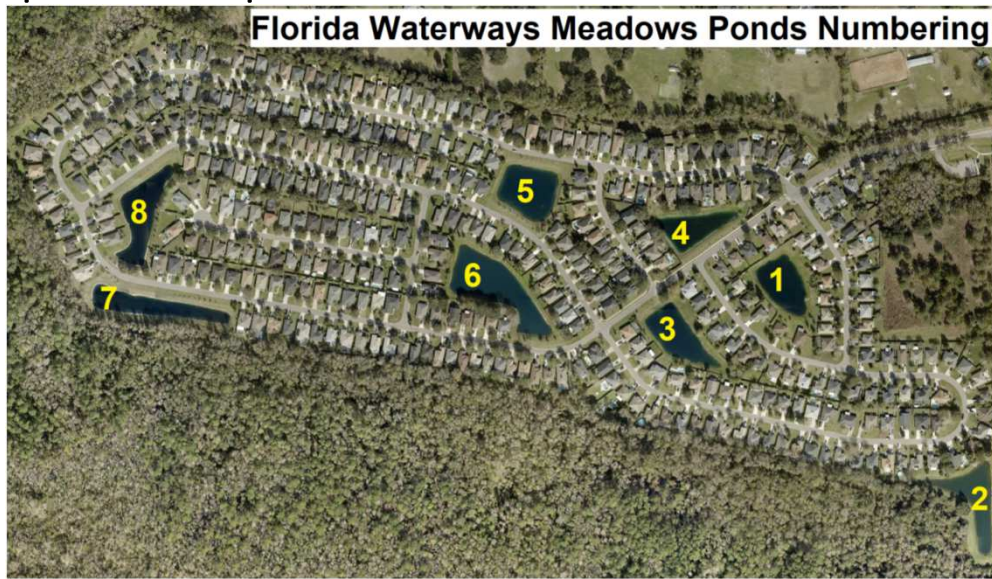
Slender Spikerush Blue Flag Iris Bladderwort Pondweed

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Inspection Report - Ponds



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Preliminary and Subject To Change

Unfinished & New Business

Unfinished Business

- Disincentivize Parking on Common Area at Pond near 453 Mackenzie Cir (Defer to Sept Mtg)

New Business

- Annual Membership Meeting – Board to set date & time
 - To be followed by Board Organizational Meeting – Election of Association Officers
- Establish New Reserve Account – Signage Incident Recovery-Restore
 - To be funded by amount equal to 2022-2023 Insurance Premium amount - monthly from Operating Account
- Redistribute Soil of Two Berms on South Side to Regrade Contour to Eliminate Low Areas
 - Elevation of Storage Facility Lot has been increased between 1 – 2 feet due to building code
 - Additional areas on South Side may have standing water following heavy rains or hurricanes
- Proposed Amendment of HOA Corporate Bylaws – Legal Review on Friday (*No vote at this time*)

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Resolution for 2023 Annual Membership Meeting

WHEREAS, the Board of Directors has determined it to be in the best interest of the Association to hold the annual membership meeting on the third Thursday of August 2023,

NOW, THEREFORE, BE IT:

RESOLVED THAT The Meadows at Saint Johns Owners Association, Inc., dba The Meadows at World Golf Village, **2023 Annual Members Meeting** will be held on Thursday, August 17, 2023, at 7:00 p.m. at the Pacetti Bay Middle School, Multimedia Room, 245 Meadowlark Lane, Saint Augustine, FL 32092; and

FURTHER RESOLVED THAT the **Board of Directors Annual Organizational Meeting** will be held immediately after the adjournment of the Annual Members Meeting on Thursday, August 17, 2023, at 8:15 p.m. at the Pacetti Bay Middle School, Multimedia Room, 245 Meadowlark Lane, Saint Augustine, FL 32092; and

FURTHER RESOLVED THAT the notice of the 2023 Annual Members Meeting shall be mailed to every owner addressed to the owner at the post office address as it appears on the records of the Association by prepaid USPS First Class mail on or before August 1, 2023.

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Preliminary and Subject To Change

Resolution to Establish New Reserve Account

WHEREAS, the Board of Directors has determined it to be in the best interest of the Association to establish a new reserve account, **Signage Incident Recovery-Restore**, to self-insure the Association signage against loss or major damage by accident or weather events due to the inability to obtain insurance coverage in 2023 that was previously covered by insurance that had a premium of \$840.00 per policy year,

NOW, THEREFORE, BE IT:

RESOLVED THAT The Meadows at Saint Johns Owners Association, Inc., dba The Meadows at World Golf Village establishes the Reserve Account, **Signage Incident Recovery-Restore**, for the purpose of the recovery and restoration of the Association signage when that signage and its supporting elements are lost or suffer major damage due to accident or weather events; and

FURTHER RESOLVED THAT the Board of Directors authorizes the funding of the **Signage Incident Recovery-Restore Reserve Account** in the amount of \$840.00 per year in monthly allotments from the Association Operating Account until such time that the amount available in the Signage Incident Recovery-Restore Reserve Account is equal to the amount required to remove debris, prepare the area, and replace the Signage in case of a total loss (based on a reevaluation performed every 3 to 5 years).

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Resolution to Redistribute Soil of Two Berms on South Side

WHEREAS, the Board of Directors has determined it to be in the best interest of the Association to redistribute the soil of two berms on the south side of Meadowlark Lane to regrade the contour of the areas along the property line on the south side to eliminate low areas that will be prone to standing water following heavy multi-day rain or a hurricane,

NOW, THEREFORE, BE IT:

RESOLVED THAT The Meadows at Saint Johns Owners Association, Inc., dba The Meadows at World Golf Village, authorizes the redistribution of the soil of two berms on the south side of Meadowlark Lane (west and center berms) to the lower elevation areas that run along the property line on the south side to reduce areas prone to standing water following heavy multi-day rain or a hurricane and to expand areas that will support the growing of turf grass and the future planting of additional canopy trees (the unofficial trademark of The Meadows); and

FURTHER RESOLVED THAT the Board of Directors authorizes the funding of the soil redistribution, the movement of irrigation sprinklers from the berms to reestablish irrigation coverage on the south side, and the planting of turf grass seed from the Deferred Landscape Maintenance Reserve Account.

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Preliminary and Subject To Change

Proposed Amendment of HOA Corporate Bylaws

- Removed references no longer correct - Physical Office Address
- Updated Quorum to current FL limitation of 30%
- Removed references to membership classes
- Removed references to Developer when possible
- Added:
 - Vote (*Election*) Entirely By Mail
 - Vote (*Election*) Rules Requirement
 - Adopting and Amending Election Rules
 - Address of Owners Requirement
- Updated default date of Membership Annual Meeting
- Reduced percent of owners required to call Special Members Meeting

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Proposed Amendment of HOA Corporate Bylaws

- Added provisions for Mail-In Election of HOA Directors
 - Ballot counting to occur at Annual Members Meeting
- Removed references to ‘telegram’ – replaced with ‘email’
- Updated ‘Board Action without a Meeting’ to require public reporting of actions taken at next meeting of the Board
- Updated ‘Removal of a Director’ by membership from 50% to 40%
- Clarified Board’s responsibilities for Architectural Review
- Added provision creating the Architectural Review Committee
- Updated ‘Officers’ that President & Vice-President must be Directors

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Preliminary and Subject To Change

Board Members Discussion



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Comments, Feedback and Questions



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Preliminary and Subject To Change

Annual Members Meeting – Aug 2023

- The 2023 Annual Membership Meeting to be held at:
 - Pacetti Bay Middle School
 - 245 Meadowlark Lane
 - St. Augustine, FL 32092
- **Date:** Thursday, August 17, 2023
- **Time:** 7:00 pm - 8:00 pm



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Annual Board Organizational Mtg – Aug 2023

- The 2023 Board Organizational Meeting to be held at:
 - Pacetti Bay Middle School
 - 245 Meadowlark Lane
 - St. Augustine, FL 32092
- **Date:** Thursday, August 17, 2023
- **Time:** 8:15 pm - 8:30 pm



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Preliminary and Subject To Change

Next BOD Meeting – Thursday, Sep 14th at 7 PM

- Sep 14th Meeting's Agenda (*online and via phone – see website*)
 - Meeting Called to Order
 - Opening Remarks
 - Review and Acceptance of Minutes
 - Reports of Officers, Committees, and Community Management
 - President
 - Treasurer
 - ARC Committee
 - SRC Committee
 - Community Management Report
 - Unfinished Business
 - New Business
 - Open to those attending for comments, feedback and questions
 - Closing Remarks
 - Adjournment

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Thank You for Attending



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