

Meadows at St Johns

Official Board of Directors Meeting Minutes

Remote Call/Dial In

March 9, 2022 @7pm

- **Determination Of a Quorum**

A quorum was announced by the President Peggy Hutchison, in attendance were Peggy Hutchison, Gordan Feldkamp, Michelle Brady, Mike Krugman and Gary Thompson of G.L. Thompson Association Management.

- **Call to Order** President Peggy Hutchison, called the meeting to order at the date and location noted above.

- **Approval of February 9, 2022 Meeting Minutes**

Michelle Brady made a motion to approve the minutes from February 9, 2022 meeting Seconded by Mike Krugman.

Motion Passed.

- **Special Guest from the St Johns County (Engineer Dwayne Kent and library Director Debra Gibson)** — They discussed opening up a library next to the Pacetti Bay Middle School that was recently funded. Please see attached Fact Sheet on the project.

- **Financial Report** - Mike Krugman presented the report. Please see attached.

- **Unfinished Business**

- Garage Sale is scheduled for April 2, 2022
- Mailboxes —There was discussion that the person that was taking care of the mailboxes for owners is no longer available. We did locate another handyman for the mailboxes for owners to contact if their mailboxes need repair or replaced. The company is Island Renovation and will be placed on the website.
- Board approval for the second proposed changed to the Covenant Enforcement Policy- Gordan Feldkamp made a motion to approve second proposed changed to the Covenant Enforcement Policy. Seconded by Michelle Brady. Motioned passed.

- **New Business**

Committee for third-party ownership — There was a discussion with the current Board members on the third-party owners and if any owners wanted to join the committee.

- Front entrance fencing repair/replacement — We received a quote from a vendor. \$450.00 is just for the replacement of broking boards or \$1,350.00 completely remove the old fence and install red cedar farmhouse fencing to match existing fence. There was a discussion if this quote is for both sides of the road. This quote was just one side. It was discussed to get another quote for the other side of the road. This subject was tabled till another quote was received.
 - Brightview Landscaping — Peggy Hutchison discussed meeting with Steve McAvoy from Brightview to go over work not done on some past invoices. We also discussed getting a quote for some land behind the northside of Mackenzie (FPL Easement) which the county list us, Association, as owning that area.
- **Adjournment at 7:30 p.m.** Michelle Brady made a motion to adjourn the meeting. Seconded by Gordan Feldkamp. Motion passed.
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Fact Sheet

New Public Library – (Pacetti Bay)

Location

- This site is 8.5 acres and is adjacent to Pacetti Bay Middle School (315 Meadowlark Lane).

Amenities

- Group Study Rooms
- Public Recording Studio
- Public Computers
- Story Programming
- Outdoor Space
- Walking Trail
- Community Meeting Rooms
- Friends of the Library Bookstore
- Outdoor Book Drop
- Adult, Teen, and Children Library Collections

Budget

- The Board of County Commissioners approved \$8.3 million for a complete, turn-key project which includes design, construction, furniture, and books.

Design Criteria

- PQH Design Group provided a design criteria package including:
 - Conceptual Site Plan
 - Building Footprint
 - Floorplan
 - Opinion of Probable Cost
 - Programming
 - Building Specifications

Schedule

- The project is anticipated to be a 2-year process. Below is a projected schedule of major milestones for this project.
 - Winter 2021: Design Criteria Package
 - Spring 2022: Procurement for Design-Build Team
 - Summer 2022: Design and Construction
 - Winter 2023: Anticipated Grand Opening
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The Meadows at St. Johns HOA January & February 2022 Financial Highlights

	January	February
Cash:		
Operating:	\$ 88,530.97	\$ 106,254.05
Reserves:	153,520.88	153,521.81
TOTAL CASH:	\$ 242,051.85	\$ 259,775.86
 Accounts Receivable:	 \$ 59,614.81	 38,289.67
 TOTAL ASSETS	 \$ 305,806.66	 \$ 298,704.09
 Accounts Payable		
Credit Card	\$	\$ 185.11
Prepaid assessments	2,013.96	2,376.28
TOTAL LIABILITIES	\$ 2,013.96	\$ 2,561.39
 Fund Balances		
Operating	\$ 150,271.82	\$ 142,621.82
Reserves	153,520.88	153,520.88
TOTAL FUND BALANCES	\$ 303,792.70	\$ 296,142.70
 TOTAL LIABILITIES AND EQUITY	 \$ 305,806.66	 \$ 298,704.09
 Assessments collected through 2/28:	 \$ 71,443.36	
(includes some collections on delinquent accounts)		