



THE MEADOWS AT WORLD GOLF VILLAGE

Board Meeting – Dec 14, 2023 at 7PM

Dec 14, 2023

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Call to Order – Board Meeting – Dec 14th

- Call to Order
- Determination of Quorum
- Confirmation of Public Notice of Meeting & Agenda
 - Public Notice Board
 - Web Site – <https://www.themeadowswgv.com>
- Opening Remarks
 - Welcome
 - Cyber Hearsay: *Documentation Not Checked*
 - Overview of Tonight's Agenda

*** NOTICE ***

The Meadows at WGV – Board Director's Regular Meeting
December 14, 2023 at 7 P.M. – Online & via Phone **

- > [Vote on Revised & Amended Architectural Guidelines](#)
- > [Vote on Revised Association's Rules and Regulations](#)

Agenda

Regular meeting of the Meadows HOA Board of Directors

Meeting Called to Order
Opening Remarks
Review and Acceptance of Minutes
Reports of Officers, and Committees
President's Report
Treasurer's Report - Financials for Year-To and Month of October 2023
Committees – ARC & SRC
Old Business

- Vote on the proposed revision to the Architectural Guidelines
- Vote on the proposed revision to the Association's Rules and Regulations
- New Business
- Landscape Service Contract Issues and Proposed Reassignment
- Landscaping to Lessen Impact of Storage Facility onto entrance way
- Remedial Landscaping to Restore 451 Maskenite Circle (HOA "Tract D")
- Allocation of Funds Recovered for and Accrued in Previous Fiscal Years
- 1st Reading of Proposed HOA Deed Restriction Amendment
- Distribution of CC&R Proposal, Adopted ARC Guidelines and Rules & Page to Owners

Open to those attending for comments, feedback, and questions
Closing Remarks
Adjournment

** Web & Phone Connection Information: <https://www.themeadowswgv.com/>
On HOA Web Site – Home Page – Bottom - Association Events Section

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Cyber Hearsay: Documentation Not Checked

- Proposed Governing Doc Changes – Resolution from BOD Meeting - Oct 12, 2023

WHEREAS, the Board of Directors has reviewed the Architectural Guidelines and the Rules and Regulation of the Association that have been previous adopted and are currently in use, and determined it to be best interest of the Association to revise and amend these documents,

AND WHEREAS, the Board of Directors has reviewed and considered the revisions and amendments proposed to the Architectural Guidelines and the Rules and Regulation of the Association in the following sections that are appended to this motion:

- Architectural Control Policy and Procedures
- Architectural Standards
- Exterior Maintenance and Enhancement
- Garage Sales
- General Landscaping Maintenance
- Home-Based Business
- Lack of Quiet Enjoyment
- Lawn Maintenance
- Political Sign Display

**Discussed at
BOD 2023 Meetings**

- February
- March
- April
- July
- September
- October

NOW THEREFORE, BE IT:

RESOLVED, that the revisions and amendments proposed to the Architectural Guidelines and the Rules and Regulation of the Association be placed before the Board of Director for adoption at a meeting of the board during the month of November 2023 is hereby accepted; and

RESOLVED FURTHER, that the Officers of this Corporation are authorized and directed that at least 14 days prior to the board meeting that will consider adoption of these changes that copies of the proposed revised and amended documents be provided to the members with formal notice of when and where these changes will be voted on by the board, and once adopted by the board that the changes in the revised and amended documents are immediately effective.

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Cyber Hearsay: Documentation Not Checked

- The Meadows At Saint Johns Owners Association Rules And Regulations
 - Initial Mailing as part of 2018 Annual Meeting Notice Mailing – **Impacts Use of Lot**
 - Adopted As Of August 29, 2018 Adoption Notification – September 1, 2018



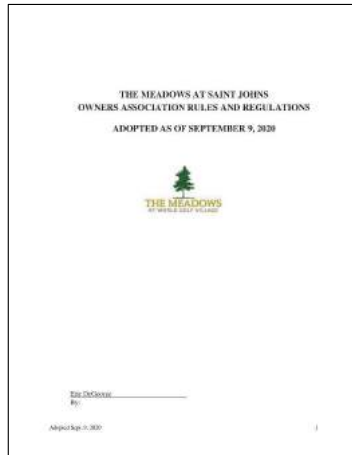
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Cyber Hearsay: Documentation Not Checked

- The Meadows At Saint Johns Owners Association Rules And Regulations
 - Procedural Modification – **No Impact on Use of Lot**
 - Adopted As Of September 9, 2020



D. Violation notice:

2018 1. First Notice of Violation will be sent as a reminder of the Rules and Regulations and will provide information concerning the violation. You will have 14 days from the date of the First Notice of Violation to comply. The First Notice of Violation may provide more time for you to comply, but such time to comply will not be less than 14 days.

2. A Second Notice of Violation/Hearing Notice will be sent if the violation is not cured in the 14-day period provided in the First Notice of Violation. The Second Notice of Violation/Hearing Notice will be sent by certified letter USPS.

3. A Third notice will be sent by certified mail USPS to provide a Hearing date/ location and the fine amount imposed by the Association, if any. At the Hearing, the Special Review Committee ("SRC") will review the information related to the violation and the imposed fine and will either confirm or reject the fine. At the Hearing, you will be able to explain why you are in non-compliance. Presence at the Hearing does not ensure rejection of the fine imposed.

4. The board may pass the costs for certified mail to the property owners' account.

4. When a visible violation is cured, a photo must be submitted to the Association showing compliance.

2020 5. If a violation is cured, it will remain a notice for 12 months and the fall off. If the violation occurs again in 12 months from First Notice the violation will be considered a continuing violation and fines may be incurred from the First Notice of Violation.

6. The SRC members are appointed by the BOD, from time to time. The SRC shall be composed of at least three (3) members. No SRC member shall be an officer, director, or employee of the Association or the spouse, parent, child, brother or sister of an officer, director, or employee of the Association.

E. Fines may be incurred, due to non-compliance of these Rules and Regulations, the Architectural Guidelines, or the Governing Documents.

2018 1. Fines may not exceed \$100 per violation, per day.

2. Fines may be levied against the Homeowner for each day of a continuing violation.

3. A fine cannot be imposed without notice and an opportunity for a hearing.

4. Homeowners incur fines, not tenants. However, fines may be imposed on any Homeowner or any Homeowner's tenant, guest, or invitee.

Adopted Sept. 9, 2020

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Cyber Hearsay: Documentation Not Checked

- The Meadows At Saint Johns Owners Association Rules And Regulations
 - Procedural Modification – **No Impact on Use of Lot**
 - Adopted As Of September 9, 2020

2020 F. The Association performs weekly inspections for exterior non-compliance. Homes non-compliant to these Rules and Regulations or the Architectural Guidelines will receive a violation notice with a picture. A copy of the violation goes to The Meadows residence and the Homeowner's last known mailing address. Violations may be noted in the Minutes of the Board Meetings and added to Homeowner records.

G. After 10 days of written notice, any improvements or structures that have been added to any residential lot, without ARC approval, or if any conditions exist that are in violation of the Governing Documents, Architectural Guidelines, or these Rules and Regulations, the Association has the right, but is not obligated to, enter upon your residential lot to correct, or remove any items. This will be done at the sole expense of the Homeowner.

H. The failure of the Association to enforce any rules, regulation, covenant, restriction, obligation, right, power, privilege, authority or reservation contained in these Rules and Regulations, the Architectural Guidelines, or the Governing Documents, however long continued, shall not be deemed a waiver of the right to enforce the same thereafter as a breach or violation.

2018 II. Architectural Request Requirements/Review Process/Guidelines

All Homeowners must comply with the Architectural Guidelines adopted by the BOD, as amended from time to time, contained in the attached "Exhibit II", attached hereto, and incorporated by reference.

2018 All rules, regulations, restrictions, and reservations provided in the Governing Documents are incorporated in these Rules and Regulations by reference.

Adopted Sept. 9, 2020

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Change of Documentation Style & Format

- The Meadows At Saint Johns Owners Association Architectural Guidelines
 - **Revision Adopted - June 2020**



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Air Conditioning Equipment: Window or wall units are not permitted.

Awnings: Awnings are not permitted on the front or sides of home. Awnings on the rear of the home require ARC approval.

Basketball backboards: See Play/Structures/Games, later in this document.

Chimes/Drying: Chimes and clothes hanging devices must be in the backyard and NOT to be visible from the street.

Compost Containers: ARC approval is required for the installation of a compost container. Containers shall not be immediately visible to adjacent properties and must control odors.

Decks and Covered Arbors: ARC approval is required prior to construction of any type of deck covered or uncovered.

Dog Houses/Pen/Runs: ARC approval is required if visible from the street. Placement cannot cause a disturbance to the neighbors.

Driveway Widening: All driveway width expansion requires ARC approval. Only concrete is permitted and can take up no more than 1/3 of the width of the current driveway. No gravel, asphalt or other material for driveway expansion will be permitted.

New or Replacement Front Doors: ARC approval is required. ARC approval is not required if replacement door is the same type and color.

Front Entry including Covered Entry Screening: ARC approval is required.

Front Door Paint: ARC approval is not required if same like color is used.

Energy Conservation: Solar panels and other energy conservation devices need ARC approval and cannot be located on the front part of the home or lot unless owner can substantiate that this is the only location where the device(s) will work and device is reasonably shielded from view.

Fences: New and replacement fencing must be approved by the ARC and installed by a licensed and insured contractor that agrees to abide by all covenants, bylaws and guidelines established by the Board of Directors of The Meadows at World Golf Village Homeowners Association.

- New or replacement fencing must be pressure treated pine or wood tone vinyl.
- **FTW:**
 - Three designs are approved, Shadow Box, Privacy Shadow Box, and Board on Board.
 - Use only high-quality pressure treated pine lumber.
 - Posts set two or more feet below grade at 60 pounds or more of concrete.
 - Use three horizontal pressure treated 2x4s.
 - Use 5/8" thick pressure treated pickets.

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Change of Documentation Style & Format

- The Meadows At Saint Johns Owners Association Architectural Guidelines
 - **Proposed Format & Style**

THE MEADOWS AT WGV HOA - ARCHITECTURAL GUIDELINES - (Dec 2023)

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THE MEADOWS AT WGV HOA - ARCHITECTURAL GUIDELINES - (Dec 2023)

street within the side or back yards without ARC approval. Any other proposed visible hose placement requires ARC approval.

305.15 Planting in the original and/or preexisting flowerbeds does not need ARC approval.

305.16 The maximum height of any shrub, hedge, or vegetation on the lot, that is not a tree, is six (6) feet. All planting must be routinely trimmed to not exceed the maximum height.

305.18 If there is any question if the addition, modification, alteration, removal, or improvement to your property requires Architectural Review Committee review or prior approval, please submit your inquiry to the association by email to info@meadowsatwgv.com and it will be forwarded to the ARC for their feedback.

306. Antennas

306.1 All exterior antenna required ARC approval will be dealt with individually.

307. Awnings

307.1 Awnings are not permitted on the front or sides of any home or building.

307.2 Awnings are permitted on the rear of the home only with the prior approval of the ARC.

307.3 The design of any awning must safely exist with random serve thunderstorm winds in excess of 60 mph, and forecast storm events with winds approaching 130 mph.

308. Composting

308.1 ARC approval is required for installation or construction of a composting container or bin.

308.2 The compost bin or container must not be visible from adjacent property.

308.3 Homeowner is responsible to ensure that proper composting technique is utilized to limit, and control odors created.

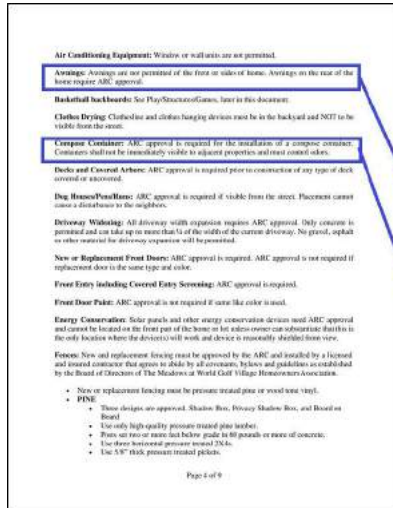
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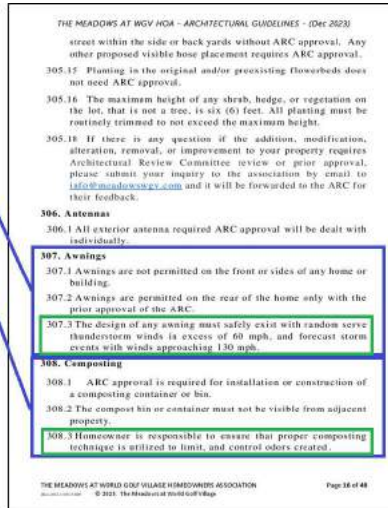
Change of Documentation Style & Format

▪ The Meadows At Saint Johns Owners Association Architectural Guidelines

▪ June 2020 Format and Style



Proposed Format and Style



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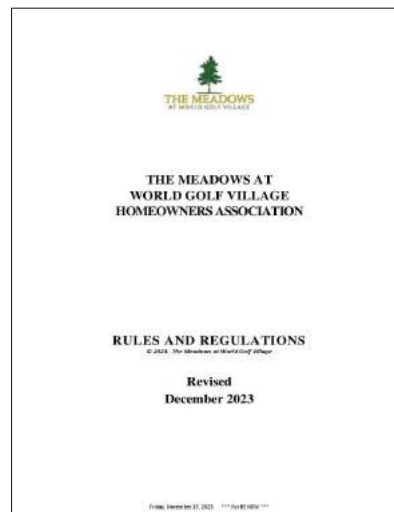
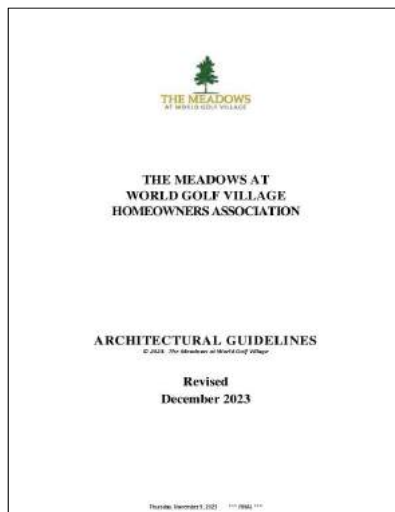
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Proposed Booklets to All Residences & Owners

▪ Architectural Guidelines (5.3" x 8.5")

Rules and Regulations (5.3" x 8.5")



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Declaration Of Covenants For The Meadows At Saint Johns

Section 8.13 No Offensive Activities and Conditions. No
1 illegal, noxious or offensive activity shall be permitted on any
part of the Property, nor shall anything be permitted or done which
2 is or may become a nuisance or a source of embarrassment,
discomfort, or annoyance to the neighborhood. No trash, garbage,
3 rubbish or debris shall be deposited or allowed to accumulate or
remain outside a receptacle on any part of the Property or on any
4 contiguous land. No fires for burning trash, leaves, clippings, or
other debris shall be permitted on any part of the Property,
5 including street rights-of-way. Landscapings are to be neatly
trimmed, weeded and maintained. Lawn grass shall not exceed ten
 inches (10") in height.

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2023 Florida Statutes - Chapter 720 Homeowners' Associations

- **720.305 Obligations of members; remedies at law or in equity; levy of fines and suspension of use rights.—**
 - (1) Each member and the member’s tenants, guests, and invitees, and each association, **are governed by, and must comply with, this chapter, the governing documents of the community, and the rules of the association.** Actions at law or in equity, or both, to redress alleged failure or refusal to comply with these provisions **may be brought by the association or by any member against:**
 - (a) **The association;**
 - (b) A member;
 - (c) **Any director or officer of an association who willfully and knowingly fails to comply with these provisions;** and
 - (d) Any tenants, guests, or invitees occupying a parcel or using the common areas.
- The prevailing party in any such litigation is entitled to recover reasonable attorney fees and costs as provided in paragraph (2)(e).

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2023 Florida Statutes - Chapter 720 Homeowners' Associations

- **720.301 Definitions.—As used in this chapter, the term:**
- (2) **“Common area”** means all **real property** within a community which is **owned** or **leased** by an association or **dedicated** for use or **maintenance by the association** or its members, including, regardless of whether title has been conveyed to the association:
 - (a) Real property the use of which is dedicated to the association or its members by a recorded plat; or
 - (b) Real property committed by a declaration of covenants to be leased or conveyed to the association.
- (4) **“Declaration of covenants,”** or **“declaration,”** means a recorded written instrument or instruments in the nature of **covenants running with the land** which subject the land comprising the community to the jurisdiction and control of an association or associations in which the owners of the parcels, or their association representatives, must be members.
- (8) **“Governing documents”** means:
 - (a) The recorded **declaration of covenants** for a community and all duly adopted and recorded amendments, supplements, and recorded exhibits thereto; and
 - (b) The **articles of incorporation** and **bylaws of the homeowners’ association** and any duly adopted amendments thereto.

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Agenda – Board Meeting – Dec 14th (1 of 2)

- Meeting Called to Order
- Opening Remarks
- Review and Acceptance of Minutes *(Deferred)*
- Report of Officers, and Committees
 - President’s Report
 - Treasurer’s Report – Financials for Year-To & Month of Oct 2023
 - ARC Committee
 - SRC Committee
- Unfinished Business
 - Vote on the proposed revision to the Architectural Guidelines Document
 - Vote on the proposed revision to the Association's Rules and Regulations Document

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Agenda – Board Meeting – Dec 14th (2 of 2)

- New Business
 - Landscape Service Contract Issues and Proposed Reassignment
 - Landscaping to Lessen Impact of Storage Facility onto entrance way
 - Remedial Landscaping to Restore 451 Mackenzie Circle (HOA “Tract D”)
 - Allocation of Funds Recovered for and Accrued in Previous Fiscal Years
 - 1st Reading of Proposed HOA Deed Restriction Amendment
 - Distribution of CC&R Proposal; Adopted ARC Guidelines and Rules & Regulations to Owners
- Open to those attending for comments, feedback and questions
 - Q&A on Proposed HOA Deed Restriction Amendment
 - Q&A on Amended and Restated By-Laws of HOA
- Closing Remarks
- Adjournment

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Report of Officers, and Committees

- President’s Report
- Treasurer’s Report – Financials for Year-To & Month of Oct 2023
- ARC Committee
- SRC Committee

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President's Report

- 2024 HOA Annual Assessment Invoices Mailed to Owner – Early December 2023

- 2024 Annual Assessment is Due on January 1, 2024 (Terms: Net 45 days)
- Payment must be received on or before February 15, 2024
- If received after February 15, 2024, the amount due is subject to:
 - Late Fee of \$25.00
 - Interest at the rate of 18%
- If received after February 29, 2024, the amount due may incur additional charges of:
 - 30 Day Late Notice Fee of \$60.00
 - Intent to Lien Letter Fee of \$175.00
 - Lawyer Fees
- Payment Plan is available (thru third-party service)
 - FCAM may add a monthly monitoring fee of \$30.00/monthly
- **Call FCAM Accounting ASAP** if an owner encounters a problem paying assessment by February 15th.

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NOT APPROVED

 **SLIDE REMOVED**

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President’s Report

- **Reserve Study** – Community Advisors of Jacksonville, FL – 1st Quarter of 2024
 - Provide property inspection services, capital reserve planning for communities through the Southern and Mid-Atlantic States
 - Conduct a comprehensive site visit to know the property and include all HOA assets in the analysis
 - Conduct a Financial Analysis where they look at our current reserve fund balance, annual contributions and our goal for maintaining adequate reserves
 - Then, build a custom made financial plan to make sure we have adequate funding for the future and to keep contributions as reasonable and moderate as possible
 - Reserve Study is updated every 3 to 5 years – incorporating any changes and necessary adjustments

- **Association Reserve Funds** – Dedicated Savings to use in place of Special Assessment for:
 - **Deferred Maintenance** – Routine Expenditures that occur on 2 – 5 year cycle (i.e. Tree Trimming)
 - **Event or Incident Remove\Repair\Replace** – Large Expenditure that will or may happen at some time in the future but when is unsure (i.e. Replace well pump every 7-15 years; Removal of large dead Oak Tree)
 - Florida statutes and IRS rules govern HOA Reserve Funds
 - Rules and Requirements significant tighten after the Condo Building Collapse in South Florida

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President’s Report

- **Pacetti Road Self Storage** – Planned Opening Mid-Late January 2024
 - Completion appears to be running behind by 2 to 3 weeks
 - Installation of Chain-link Fence and Scratch Pine Planning – Expected to occur in January
 - Currently working with Landscape Designers for designs & estimates to “hide” the building
 - Planting of Trees & Hedge on HOA side of the Storage Facility Fence to occur after fence installed
 - Final Tree Removal & High Tree Trimming performed by TREECO of Florida on Dec 4th-5th

- **HOA “Tract D”** – 451 Mackenzie Circle
 - This location is owned and maintained by the HOA
 - SJC has easement on property for a Lift Station
 - Over last 10+ years, the grass along the driveway has been mowed, but the rest of property left to go wild
 - Made aware of situation at end of September when a tree fell
 - Worked in October, November, and December to clear the excessive & invasive growth
 - Removal of dirt from driveway & grading to restore drainage completed on Dec 7th
 - Currently working with Landscape Designers for designs & estimates to restore landscaping lost over the last 10-15 years

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President's Report

- HOA "Tract D" – 451 Mackenzie Circle

September 26, 2023



Dec 14, 2023

December 7, 2023



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Report of Officers, and Committees

- *President's Report*
- Treasurer's Report – Financials for Year-To & Month of Oct 2023
- ARC Committee
- SRC Committee

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Unfinished Business

- Changes to Rules of the Association - Required Notice Given
 - FL s.720.303(3)(c)2 requires Meeting Notice be **sent** to each member (owner) when voting on items that impact use of the Lot (parcel use)
 - An assessment may not be levied at a board meeting unless the notice of the meeting includes a statement that assessments will be considered and the nature of the assessments. **Written notice of any meeting** at which special assessments will be considered or **at which amendments to rules regarding parcel use will be considered must be mailed**, delivered, or electronically transmitted **to the members and parcel owners and posted conspicuously on the property** or broadcast on closed-circuit cable television **not less than 14 days before the meeting.**
- Timeline of Notice Given & To Be Given
 - Final Document Drafts were presented and reviewed at October 12th BOD meeting
 - Notice of vote on changes to Rules of the Association sent November 17th
 - Notice provided instructions on obtaining current & proposed Rules
 - Vote on proposed revised Rules of the Association scheduled for December 14th
 - Send copy of adopted changes to Architectural Criteria or changes impacting use of Lot to each member within 30 days after effective date (CC&R and FL statute)

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Unfinished Business (1)

- Vote on the proposed revision to the **Architectural Guidelines Document**
 - Architectural Guidelines Document consists of:
 - Architectural Control Policy and Procedure
 - Architectural Standard (CC&R 7.3.1 - Architectural Criteria)
 - Motion to adopt will include three (3) items:
 - Architectural Control Policy and Procedure
 - Architectural Standard
 - Guidelines Document revised format and style
 - Substantive changes to Architectural Standard
 - 315. Flags - Reworked due to changes FL HOA law on displaying flags, effective Jun 2023
 - 322. Mailboxes - Added information about different components and paint colors
 - 325. Roofing - Revision due to change in FL law allowing partial roof shingle replacement
 - 333. Trash and Recycling Bins – Allowing, with ARC approval, the use of an exterior trash and recycling receptacle enclosure – max height 53” w hinged flip top

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Board Members Discussion



Proposed Revision of Architectural Guidelines Document

- Architectural Control Policy and Procedure
- Architectural Standard
- Revised Document
- Change of format and style



Motion to Adopt Revision to Architectural Guidelines Document

WHEREAS, The Board of Directors of the "The Meadows at Saint Johns Owners Association, Inc." has reviewed the Architectural Guidelines that have been previous adopted (June 2020) and are currently in use, and determined it to be best interest of the Association to revise and amend this document, and

WHEREAS, The Board of Directors desires to establish policy and procedures for the Architectural Review Committee and for the Architectural Review Process; and

WHEREAS, the Board of Directors has reviewed and considered the revisions and amendments proposed to the Architectural Guidelines in the following areas:

- Architectural Control Policy and Procedures
- Architectural Standards
- Change of Document Style and format

NOW THEREFORE, BE IT:

RESOLVED, that the Architectural Control Policy and Procedures, which was presented to the Directors for consideration, is hereby adopted, and

RESOLVED, that the Architectural Guidelines, which was presented to the Directors for consideration, is hereby adopted with an effective date of January 1, 2024; and

RESOLVED FURTHER, that the Officers of this Corporation are authorized and directed to provide printed copies of the adopted Architectural Guidelines to the members and tenants by February 1, 2024.

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Unfinished Business (2)

• Vote on the proposed revision to **Association's Rules and Regulations Document**

- Association's Rules and Regulations Document proposal consists of:
 - Association's Rules and Regulations – As of September 2020 (Base)
 - Association Rule Resolutions – 2008 (Restated/Add)
 - New Association Rules – Proposed to include (Amend/Add)
 - Incorporate items previously “included by reference” (Add)
 - Board Rules, Policies, and Procedures (Operational & Procedural for Directors, Officers, & Manager) (Add)

• Motion to amend includes adopting seven (7) items that impact parcel use:

- Restated Rule – Lack of Quite Enjoyment (Nuisance) (CC&R Sections 8.13)
- Restated Rule – Lawn Maintenance (CC&R Sections 5.2 & 5.3)
- New Rule - Exterior Maintenance and Enhancement (CC&R Sections 5.2 & 5.3)
- New Rule - General Landscaping Maintenance (CC&R Sections 5.2 & 5.3)
- New Rule - Garage Sales
- New Rule - Home-Based Business
- New Rule - Political Sign Display

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Board Members Discussion



Proposed Revisions to Rules of the Association

- Restated Rule – Lack of Quite Enjoyment (Nuisance) [#209]
- Restated Rule – Lawn Maintenance [#208]
- New Rule - Exterior Maintenance and Enhancement [#206]
- New Rule - General Landscaping Maintenance [#207]
- New Rule - Garage Sales [#216]
- New Rule - Home-Based Business [#217]
- New Rule - Political Sign Display [#220]



Motion to Adopt Revisions to Rules of the Association (1 of 2)

WHEREAS, The Board of Directors of the "The Meadows at Saint Johns Owners Association, Inc." has reviewed the rules of the Association that have been previous adopted and are currently in use, and determined it to be best interest of the Association to revise and amend these rules, and

WHEREAS, the Board of Directors has reviewed and considered the revisions and amendments proposed to the rules of the Association in the following areas:

- Lack of Quite Enjoyment (Nuisance)
- Lawn Maintenance
- Exterior Maintenance and Enhancement
- General Landscaping Maintenance
- Garage Sales
- Home-Based Business
- Political Sign Display

NOW THEREFORE, BE IT:

RESOLVED, that the restated rule Lack of Quite Enjoyment (Nuisance), which was presented to the Directors for consideration, is hereby adopted, and

RESOLVED, that the restated rule Lawn Maintenance, which was presented to the Directors for consideration, is hereby adopted, and

RESOLVED, that the new rule Exterior Maintenance and Enhancement, which was presented to the Directors for consideration, is hereby adopted with an effective date of January 1, 2024; and

Motion to Adopt Revisions to Rules of the Association (2 of 2)

RESOLVED, that the new rule General Landscaping Maintenance, which was presented to the Directors for consideration, is hereby adopted with an effective date of January 1, 2024; and

RESOLVED, that the new rule Garage Sales, which was presented to the Directors for consideration, is hereby adopted with an effective date of January 1, 2024; and

RESOLVED, that the new rule Home-Based Business, which was presented to the Directors for consideration, is hereby adopted with an effective date of January 1, 2024; and

RESOLVED, that the new rule Political Sign Display, which was presented to the Directors for consideration, is hereby adopted with an effective date of January 1, 2024; and

RESOLVED, that the above adopted rules be added to the Association's Rules and Regulations Document

RESOLVED FURTHER, that the Officers of this Corporation are authorized and directed to provide printed copies of the above adopted rules to the members and tenants by February 1, 2024.

Unfinished Business (3)

- Motion to revise the **Association's Rules and Regulations Document**
 - Objective to enhance the usefulness of this document to tenants and owners
 - Goal is to provide guidance into how HOA interprets the Governing Documents
 - Proposal includes reformatting and changing style of document
 - Proposal includes merging together:
 - Association's Rules and Regulations – As of September 2020 (Base – No Change)
 - Association Rule Resolutions – 2008 (Restated)
 - New Association Rule Resolutions – 2023 (Add)
 - Incorporate items previously “included by reference” (Add)
 - Board Rules, Policies, and Procedures (Add)
 - Operational and Procedural for the Board, Directors, Officers, and Manager

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Board Members Discussion



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Proposed Update to Association's Rules and Regulations Document

- Proposal includes reformatting and changing style of document
- Proposal includes merging together:
 - Association's Rules and Regulations – As of September 2020 (Base – No Change)
 - Association Rule Resolutions – 2008 (Restated)
 - New Association Rule Resolutions – 2023 (Add)
 - Incorporate items previously “included by reference” (Add)
 - Board Rules, Policies, and Procedures (Add)
 - Operational and Procedural items for the Board, Directors, Officers, and Manager



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Motion to Update to Association's Rules and Regulations Document

WHEREAS, The Board of Directors of the "The Meadows at Saint Johns Owners Association, Inc." has reviewed the Association's Rules and Regulation Document that have been previously adopted and currently available to all members, and determined it to be best interest of the community to enhance this document to improve its usefulness to tenants and owners in communicating how the Association interprets and implements the Association's Governing Documents and Florida Statute Chapter 720, and

WHEREAS, the Board of Directors has reviewed and considered revisions to format and style of the document and the inclusion of following items in the revised document:

- Association's Rules and Regulations
 - Current Document Content (Base – No Change)
- Association Rule Resolutions – 2008 (Restated)
- New Association Rule Resolutions – 2023 (New)
- Incorporate items previously “included by reference” (Merge)
- Board Rules, Policies, and Procedures (Add & Merge)
 - Operational and Procedural for Board, Directors, Officers, and Manager

NOW THEREFORE, BE IT:

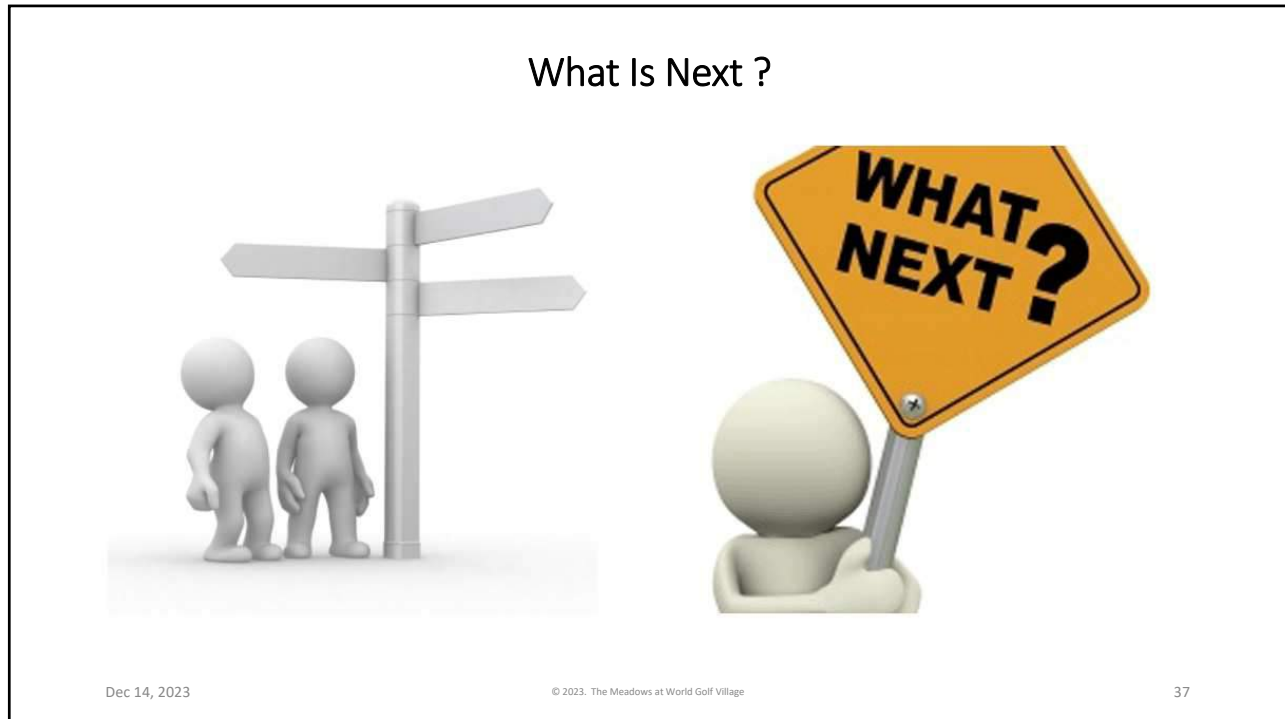
RESOLVED, that the revised and amended Association's Rules and Regulation Document, which was presented to the Directors for consideration, is hereby adopted with an effective date of January 1, 2024, and

RESOLVED FURTHER, that the Officers of this Corporation are authorized and directed to provide printed copies of the above adopted rules to the members and tenants by February 1, 2024.

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BOD Meeting Continues – Wednesday, Dec 20th at 7 PM

- Dec 20th Continuing Meeting Agenda *(online and via phone – see website)*
 - Meeting Called to Order
 - Opening Remarks – **Reconvene of Thursday, Dec 14th Meeting**
 - New Business
 - Landscape Service Contract Issues and Proposed Reassignment
 - Landscaping to Lessen Impact of Storage Facility onto entrance way
 - Remedial Landscaping to Restore 451 Mackenzie Circle (HOA “Tract D”)
 - Allocation of Funds Recovered for and Accrued in Previous Fiscal Years
 - 1st Reading of Proposed HOA Deed Restriction Amendment
 - Distribution of CC&R Proposal; Adopted ARC Guidelines and Rules & Regulations to Owners
 - Open to those attending for comments, feedback and questions
 - Q&A on Proposed HOA Deed Restriction Amendment
 - Q&A on Amended and Restated By-Laws of HOA
 - Closing Remarks
 - Adjournment

- **January 2024 Regular BOD Meeting – Thursday, Jan 11th at 7 PM**

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Thank You for Attending



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