

The meeting scheduled for this time is the **BUSINESS MEETING** of the **BOARD OF DIRECTORS** of the Corporation **“The Meadows At Saint Johns Owners Association, Inc.”**

It is NOT a Meeting of the Members of “The Meadows At Saint Johns Owners Association, Inc.”

Different rules apply to when a Parcel Owner (member) has the right to speak and on which topics.

This meeting will be conducted in **STRICT compliance** with the Governing Documents of this Community (in force today – 2023-12-20) which includes:

- Florida Statute Chapter 720 (2023)
- Declaration of Covenants, Conditions, Restrictions and Easements for The Meadows At Saint Johns (as Amended) (2001-2002)
- Articles of Incorporation of The Meadows At Saint Johns Owners Association, Inc. (2001)
- Amended and Restated By-Laws of The Meadows At Saint Johns Owners Association, Inc. (2023)
- The Meadows at World Golf Village Homeowners Association Rules and Regulations (2018–2022)

Florida Statute Chapter 720

720.301 Definitions.—As used in this chapter, the term:

(10) **“Member” means a member of an association,** and may include, but is not limited to, a parcel owner or an association representing parcel owners or a combination thereof, and **includes any person or entity obligated by the governing documents to pay an assessment or amenity fee.**

(11) **“Parcel”** means a platted or unplatted lot, tract, unit, or other subdivision of real property within a community, as described in the declaration:

- (a) Which is capable of separate conveyance; and
- (b) Of **which the parcel owner,** or an association in which the parcel owner must be a member, **is obligated:**
 - 1. By the governing documents to be a member of an association that serves the community; and
 - 2. To pay to the homeowners’ association assessments that, **if not paid, may result in a lien.**

(12) **“Parcel owner”** means the **record owner of legal title to a parcel.**

Florida Statute Chapter 720

720.303 Association powers and duties; **meetings of board**; official records; budgets; financial reporting; association funds; recalls.

(2) **BOARD MEETINGS.**—

(a) Meetings of the board **must be open to all members**, except for meetings between the board and its attorney with

(b) **Members have** the right to attend all meetings of the board. The right to attend such meetings includes **the right to speak** at such meetings with reference to all designated items. **The association may adopt written reasonable rules** expanding the right of members to speak and **governing the frequency, duration, and other manner of member statements**, which rules must be consistent with this paragraph and may include a sign-up sheet for members wishing to speak.

Florida Statute Chapter 720

720.306 Meetings of members; voting and election procedures; amendments.—

(6) RIGHT TO SPEAK.—**Members** and parcel owners **have the right to attend all membership meetings** and **to speak** at any meeting **with reference to all items opened for discussion or included on the agenda.** Notwithstanding any provision to the contrary in the governing documents or any rules adopted by the board or by the membership, a member and a **parcel owner have the right to speak for at least 3 minutes on any item.**

Declaration of Covenants, Conditions, Restrictions and Easements for The Meadows At Saint Johns (As Amended)

Section 1.13 **Member.** Those persons entitled to membership in the Association as provided in this Declaration or the Association Articles of Incorporation and Bylaws.

Section 1.16 **Owner** The record owner, whether one or more persons or entities, of the fee simple title to any Lot.

Section 3.2 **Membership appurtenant to Lot. Developer and every Owner shall be a Member of the Association.**

Section 5.4 **Management Company.** The association **may employ or contract** with one or more **third parties for the performance of all or any portion** of the Association’s management, maintenance and repair activities, **as the Association Board of Directors may choose.**

Articles of Incorporation of The Meadows At Saint Johns Owners Association, Inc.

ARTICLE IV. QUALIFICATION OF MEMBERS

The qualification of members, manner of their admission to and termination of membership and voting by members shall be as follows. **Each Owner of a Lot shall be and become a member of the Association upon the recording of a deed in the public records of St. Johns County, Florida, granting him or her fee simple title to a Lot.** In addition, the Developer of the Property shall be a member of the Association as set forth below and in the Declaration.

Amended and Restated By-Laws of The Meadows At Saint Johns Owners Association, Inc.

3. **MEMBERS' MEETINGS.**

3.2 **Special Meeting. Special meetings of the entire Membership of the Association** shall be held whenever called by the President or Vice President or by a majority of the Board of Directors, and **must be called by such officers upon receipt of a written request from Members entitled to cast twenty-five (25) percent of the votes of the entire Membership.**

Amended and Restated By-Laws of The Meadows At Saint Johns Owners Association, Inc.

4. **BOARD OF DIRECTORS.**

4.1 **Composition of Board. The affairs of the Association shall be managed by a Board of Directors.** Each member of the Board of Directors shall be entitled to one vote. Directors shall be elected or appointed at the annual meeting of the Association.

4.4 **Regular Board Meeting.** Further, notice of regular meetings shall be posted in a conspicuous place within the Property at least forty-eight (48) hours in advance. **Meetings of the Board of Directors shall be open to all Members.**

4.10 **Removal. Directors may be removed from office with or without cause by the vote or written agreement of a majority of all Members.**

Amended and Restated By-Laws of The Meadows At Saint Johns Owners Association, Inc.

4. **BOARD OF DIRECTORS.**

4.12 **Powers and Duties.** All of the powers and duties of the Association shall be exercised by the Board, including those existing under the laws of Florida, the Articles and these By-Laws. Subject to any limitations imposed by FHM, FNMA and VA guidelines, such powers and duties shall be exercised in accordance with the Articles and these By-Laws, and shall include, without limitation, the right, power and authority to:

(a) Make and establish reasonable rules and regulations governing the use of the Property or the Common Areas, as such terms will be defined herein and in the Declaration.

.....

(d) Own, operate, lease, sell, manage, encumber, convey, subject to easements and otherwise deal with such real and personal property as may be necessary or convenient for the administration of the Common Areas.

(e) To own, manage, administer and operate such property as may be conveyed to it by the Developer, its successors or assigns, for the mutual benefit and use of all Members.

(f) Enforce the provisions of the Articles, the By-Laws, the Declaration and all covenants, restrictions, rules and regulations governing use of the Property, or a portion thereof and the Common Areas which may now or hereafter be established.

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The Meadows at Saint Johns Owners Association Rules and Regulations

- Adopted as of August 29, 2018
- Amended as of September 9, 2020
- Amended as of April 14, 2022

III. BOD Meetings and ARC Meetings

A. All individuals attending any BOD meeting, SRC meeting, or ARC meeting must behave in a respectful manner. **No offensive comments or behavior will be tolerated; you will be asked to leave.**

B. Only Agenda items are to be discussed at the meetings unless the BOD raises new matters at a meeting or discusses "New Business" items. *(Invalidated by FL statute effective 2023-10-01)*

C. During the Open Forum section of the meeting, Homeowners may discuss the topics of the Agenda. Each Homeowner will have 3 minutes to discuss, unless otherwise granted more time by the BOD.

D. Any Homeowner that would like to add an item of business to the meeting's Agenda must submit the topic in writing, to the Association. Items must be submitted by 5pm, on the Friday preceding the meeting. (For tonight's meeting – 5 PM on Friday Dec 8, 2023)

Florida Statute Chapter 720

720.311 Dispute resolution.—

(2)(a) **Disputes between an association and a parcel owner regarding** use of or changes to the parcel or the common areas and other covenant enforcement disputes, disputes regarding amendments to the association documents, disputes regarding **meetings of the board** and committees appointed by the board, membership meetings not including election meetings, and access to the official records of the association **shall be the subject of a demand for presuit mediation served by an aggrieved party before the dispute is filed in court.** Presuit mediation proceedings must be conducted in accordance with the applicable Florida Rules of Civil Procedure, and these proceedings are privileged and confidential to the same extent as court-ordered mediation.

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THE MEADOWS
AT WORLD GOLF VILLAGE

Reconvene of Board Meeting from Dec 14, 2023

Board Meeting – Dec 20, 2023 at 7PM

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Call to Order – Board Meeting Reconvened

- Call to Order
- Determination of Quorum
- Confirmation of Public Notice of Meeting & Agenda
 - Public Notice Board
 - Web Site – <https://www.themeadowswgv.com>
- Opening Remarks – Reconvene of Dec 14th Meeting
 - Welcome
 - Overview of Tonight’s Agenda

The Meadows at WGV – Board of Director’s Regular Meeting
December 20, 2023 at 7 P.M. – Online & via Phone **
(Reconvene of Thursday, Dec 14th Meeting)

Agenda

Regular meeting of the Meadows HOA Board of Directors - Reconvened

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 & Regs to Owners

Open to those attending for comments, feedback and questions

Closing Remarks
 Adjournment

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

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Agenda – Board Meeting Reconvened

- Meeting Called to Order
- Opening Remarks – Reconvene of Dec 14th Meeting
- New Business
 - Landscape Service Contract Issues and Proposed Reassignment
 - Landscaping to Lessen Impact of Storage Facility onto entrance way (HOA Tract “C”)
 - 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 members attending for comments, feedback and questions (Open Forum)
 - Q&A on Proposed HOA Deed Restriction Amendment
 - Q&A on Amended and Restated By-Laws of HOA
- Closing Remarks
- Adjournment

Landscape Service Contract Issues and Proposed Reassignment

- Current Contract for Landscape Services expires March 30, 2024
- We have experienced Communication Issues beginning in May 2023
- A 30-Day Notice was given to vendor in August 2023
- We worked with vendor received assurance that issues would not reoccur
 - Lack of timely reporting
 - Lack of responses to inquiries and requests
 - Inadequate Irrigation Inspections
- The situation has not resolved after the 30-day Notice was withdrawn
- Began researching alternate vendors in Mid-November
- Current vendor contract is scheduled to increase by 3% if renewed

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Motion to Reassign Landscape Service Contract

- MOTION is made to authorize
Giving 30-Day Notice to current Landscape Services Vendor terminating contract on January 31, 2024 (2 months early as allowed by contract)
AND
Sign 1-Year Contract with New Vendor to Provide Landscape Services to The Meadows beginning February 1, 2024 (per our RFP which is included in contract)
 - Which includes the Same Services as current vendor with areas slightly expanded to include the reclaimed grass turf area in Tracts A, B, C & D
 - At a Monthly Cost of Services matches current 2023 monthly rate of approx. \$3,400

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Landscaping to Lessen Impact of Storage Facility

- Storage Facility is currently in process of completing its planting around building
- Storage Facility will be installing a Chain-Link Fence inside their property line
- The area along property line on HOA side between wood fence and current hedge, approximate 75% had been “open” when Storage Facility cleared their lot
- HOA had to remove Five (5) **Dead** Trees that threaten the Storage Facility
 - Two of the Dead trees exceeded 80 feet in height
- The HOA Berms installed by Developer in 2001 did not hide the Storage Facility when exiting the community
- The Berm modified by SJC with the installation and removal of cosmetic retaining wall was being used as bicycle jump ramp by PCMS students with continuation damage to irrigation for grass on beam – NO Planting were growing on this beam

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Landscaping to Lessen Impact of Storage Facility

- HOA Tract “C” (Southside of Meadowlark Lane) had drainage issues and pooling water as water table was about 4 feet below the low spots
- Berm nearest the school had not been maintained
 - Irrigation system was in part non-functional
 - Lack of water resulted in loss of decorative grass plants on berm
- Low area nearest the school had not be maintained, cleared of trash, and contained extensive poison ivy
- Row of Magnolia Trees in this area were not growing properly due to existing conditions
- There was need to open the area to foster the investment in our trees and to provide usable space that can be use for activities & present a better looking entrance way to our community (reversing the lack of care & maintenance)

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Landscaping to Lessen Impact of Storage Facility

- The approach we are working with Landscape Designer on is for:
 - **On the HOA Side**
 - A row of Magnolia Trees for mid-height screening of storage building
 - Closer to the property line – Hedge row for low level screening
 - Closer to the Sidewalk in the open area
 - Planting of four (4) Oak Trees
 - To increase shade
 - As these trees mature to supplement the two (2) Large Oaks that are in final years of life (dying)
- Estimates for plantings only – is in the range of \$25,000
 - Major increase in cost of trees, plants, and labor seen over the last 2+ years
 - Funded from Deferred Landscape Maintenance Reserve Fund
- Installation of Irrigation, final contouring, and planting of turf grass estimated in the range of \$15,000 (required to support new plantings)

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Motion to Landscape HOA Fence Line Side of 3655 Pacetti Road (HOA Tract "C")

- No Action at this time
- Had expected to have had final landscape design by this date
- Special Meeting of the BOA will be scheduled at future date
 - to review Final Design and Estimate

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Remedial Landscaping of 451 Mackenzie Circle (HOA Tract "D")

- The excessive and invasive growth at HOA Tract "D" has been removed
- The land contour has been restored to original design
 - Which allows unobstructed use of the driveway, and
 - Provides for proper water drainage
- In order to retain the restored state
 - A railroad retaining barrier must be installed
 - Pine straw spread around the Pine Trees
 - Exposed dirt have grass seed planted
 - Planting of hedge to reduce visibility of SJC Lift Station on the lot
- Estimates received are between \$3,500 and \$5,000
 - Cost spread is due to differences in the design and hedge plant selection

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Motion to Landscape HOA Tract "D" - 451 Mackenzie Circle

- MOTION is made to authorize

The expenditure of up to \$5,000 for completion of Remedial Landscaping at 451 Mackenzie Circle (HOA Tract "D")

Which is planned to be completed during January 2024 which includes

- Installing railroad retaining barrier at the driveway turnaround,
- Spreading of Pine straw around the Pine Tree cluster,
- Planting of turf grass seed in all exposed dirt areas, and
- Planting of hedges to reduce visibility of SJC Lift Station from street and adjacent lot

With the funding of this expenditure from the Deferred Landscape Maintenance Reserve Fund

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Allocation of Funds Recovered for Previous Fiscal Years

- An HOA receives special tax treatment from the IRS which provides:
 - Assessments received from Members is not subject to Federal Corporate Tax
 - When the assessments received are spent in the fiscal year received for
 - Exception
 - When funds are placed into Reserve Funds to fund **designated** future property expenses
 - To provide for operating funds for association (usually equal to 2 months of expenses)
 - Otherwise
 - Excess assessments returned to the members, or
 - Excess assessments “rolled over” to help fund the next fiscal year’s operating budget
- Previous Boards (since 2017) allowed funds to be classified as “Owners Equity Prior Year Surplus” – instead of designating and moving into Reserves
- These “undesigned” funds could be subject to federal tax

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Motion to Allocation of Funds Recovered for & in Previous Fiscal Years

- MOTION is made to authorize
Designation of funds recovered for and accrued in previous fiscal years
In the amount to be determined on December 31, 2023
That would be reported as “Equity – Prior Year Surplus” on the Monthly Financial Report, as prepared by accounting,
To be used for funding of the Association Reserve Fund, AND
Directs the Board of Directors to rebalance the individual reserve fund categories within the Association Reserve Fund Pooled Account during the 1st quarter of 2024, AND
Directs the Board of Directors to have completed Reserve Study Analysis by Community Advisors of Jacksonville prior to 2024 Annual Members Meeting, AND
Directs the Officers of the Association to provide to all members the conclusion(s) of the Reserve Study Analysis along with the Mid-Year 6-Month Financial Statement to be included in the mailing of 2024 Annual Members Meeting Notice

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Background - Proposed HOA Deed Restriction Amendment

- **The mission of a Home Owners Association (HOA) is to:**
 - Look to maintaining a safe community,
 - Safeguarding property values, and
 - Sustaining community standards.
- **Impact of Rentals on a HOA Community:**
 - Renter might not be interested in supporting their neighborhood (only temporarily here).
 - Renter might not follow the norms of the community (increase in compliance violations).
 - Renter might not care about maintaining the appearance of the rental property.
 - The rental company might not give enough thought about community standards for maintaining the property.

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Background - Proposed HOA Deed Restriction Amendment

- **How can the HOA enforce community standards with rentals when:**
 - Tenants who are renting a property are not members of the HOA,
 - Tenants are not bound to the same covenants and rules, and
 - The HOA is unable to evict a renter.
- **All HOA enforcement actions must be directed to the Lot-Parcel owner via:**
 - Imposing fines,
 - Other remedies outlined in the governing documents, and.
 - Lawsuit against the Lot-Parcel owner.

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Background - Proposed HOA Deed Restriction Amendment

WHEREAS the Association believes that the beauty and desirability of The Meadows at World Golf Village are, to a large extent, dependent on how well individual homeowners maintain their properties and that any activity that may detract from property values or visual harmony within the community must be avoided; and

WHEREAS, The Meadows at World Golf Village is a single roadway access community of single-family residences within an area zoned for residential use, and

WHEREAS, short-term leasing of a residence in a residential area has the potential to negatively affect the beauty and desirability of the community and its properties if the activities of the tenants changes the characteristics of the community, disrupt the peace, or prevent homeowners from the quiet enjoyment of their residence; and

WHEREAS, the Section 8.13 of the Covenants states that "No illegal, noxious, or offensive activity shall be permitted on any part of the Property, nor shall anything be permitted or done which is or may become a nuisance or a source of embarrassment, discomfort, or annoyance to the neighborhood"; and

WHEREAS, The Board of Directors of "The Meadows at Saint Johns Owners Association, Inc." desires to limit leasing of residences within The Meadows;

THEREFORE, Board of Directors places the following amendment proposal to Section 8.1 of the Declaration of Covenants, Conditions, Restrictions and Easements for The Meadows at Saint Johns ("Covenants") before the members of The Meadows at Saint Johns Owners Association, Inc. for their consideration:

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Highlights - Proposed HOA Deed Restriction Amendment

8.1.1...Definition of Leasing. For purposes of this Declaration, "leasing" is the occupancy of a residential dwelling constructed on a Parcel and intended for residential use as an abode for one (1) family ("Home") in The Meadows at Saint Johns Owners Association by any person or entity other than the Owner, for which the Owner receives any consideration or benefit, including, without limitation, a fee, service, or gratuity. ¶

Parcels (defined herein as the Lot, Home and all improvements thereon) may be leased only in their entirety (e.g., separate rooms within the same Home may not be separately leased and "rent-sharing" by persons who are not members of the Owner's Family [defined as the Owner, his or her spouse, if any, and his, her, or their parent, grandparent, child, grandchild, or sibling related by blood, marriage or adoption, is prohibited]). ¶

For purposes of this Section, rentals or leasing to a member of the Owner's Family shall not be prohibited or restricted by the Association and shall not be considered a rental for purposes of the cap limitations on renting of Homes contained in Section 8.1.2. ¶

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Highlights - Proposed HOA Deed Restriction Amendment

8.1.2 **Limitation on Rentals.** The maximum number of Parcels in the Association that may be leased at any given time shall be one-hundred twenty (120). In order to ensure that the maximum allowed number of leased Parcels is not exceeded, each Owner desiring to lease his/her Parcel must notify the Board or its authorized agent, in writing, of such desire prior to leasing such Parcel. The Board shall inform such Owner whether or not his/her desired leasing would exceed the maximum allowed number of leased Parcels.

8.1.4 **Term of Lease and Frequency.** All leases shall be in writing and shall have a term of at least six (6) months. No Owner may rent a Parcel more than three (3) times in any twelve-month period, even if a tenant defaults on a lease or abandons the Parcel before the expiration of the lease term. No lease shall provide for an early lease termination which would reduce a lease term to a period of less than six (6) months, except in the event of a default by tenant. No Parcel or Home shall be used for the purpose of any Airbnb or similar rental, or renting rooms therein or as a boarding house, hotel, motel, or any other type of transient accommodation.

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Highlights - Proposed HOA Deed Restriction Amendment

8.1.7 **Owner's Continuing Obligations to Association.** No Owner may assign or otherwise transfer the Owner's obligations under this Declaration to any tenant. The Association shall have the right to enforce the Governing Documents and Rules and Regulations against the Owner, the tenant, or any member of the tenant's household, individually or collectively. The

The Owner shall have the duty to bring his or her tenant's conduct into compliance with the Governing Documents and Rules and Regulations by whatever action is necessary, including without limitation, the institution of eviction proceedings. If the Owner fails to bring the conduct of the tenant into compliance, the Association shall have the authority to act as agent of the Owner to undertake whatever action is necessary to abate the noncompliance, including, without limitation, the right to institute an action for eviction against tenant in the name of the Association. The Association shall have the right to recover any costs or fees, including attorney's fees, whether or not suit is filed, incurred in connection with such actions from the Owner in the same manner as a common expense assessment.

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Highlights - Proposed HOA Deed Restriction Amendment

8.1.11 Hardship. In the event that an Owner, due to medical or health reasons or other justifiable cause constituting a hardship, in the sole discretion of the Board, shall be unable to occupy his/her Home for a period in excess of four (4) months, and based on said hardship desires to lease said Home, the Owner shall make written application to the Board which may, by majority vote and review of the application, grant to the Owner an exception to the leasing restrictions set forth in this Section, upon such conditions as the Board may establish and uniformly apply. Provided, however, that the maximum period of time an Owner that is granted a hardship exception to lease his/her Home is twenty-four (24) months.

8.1.13 Rules and Regulations Concerning Leasing. The Board may from time to time adopt rules and regulations pertaining to the leasing of Parcels, including policies and procedures to further the goals and objectives of this Section.

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Timeline Plan - Proposed HOA Deed Restriction Amendment

- 1st Proposal Read and Q&A - December 2023 BOD Meeting
- 2nd Proposal Read and Q&A – January 2024 BOD Meeting
- Distribution of CC&R Proposed Amendment – By end of January 2024
- Q&A Session at beginning of February 2024 BOD Meeting
- Virtual Informational Session – Mid-February 2024
- Completion of Vote By Mail Ballot, Instructions, Proposal – By end of Feb 2024
- In person Informational Session @ PBMS - Early-March 2024
- USPS 1st Class mailing of Vote By Mail Packet – By end of March 2024
- Virtual Informational Session – Mid-April 2024
- Vote By Mail must be received by May 6, 2024 (TBD – non-mail drop off date-location)
- Result of vote posted on or before May 21, 2024
- Mail postcard notice of Annual Members Meeting & nominations for Association Directors by May 24, 2024

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Distribution of CC&R Proposal to Owners, Adopted ARC Guidelines, and Rules & Regulations to Owners & Residents

- Florida Statute and the Association Governing Documents requires:
 - Any rule change that impacts the use of the Lot
 - Must be delivered or sent to all owners
- Only the amended rule must be provided to the owners
- Unfortunately, New Owners signing Closing Documents and New Tenant signing Lease Documents -
 - Acknowledge they have received copies of the Association Governing Documents
 - MOST never actually read thru these documents **if they actually received copies**
- In order to effectively foster -
 - tenants, residents, and owners attempting to comply
 - with Community Standards and the Deed Restriction,
 - they must be informed
 - via a useful method of communication
 - that later can be used for reference

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Motion to Distribute Updates and Schedule Informational Meetings

- MOTION is made
Directing the Board of Directors to obtain enough copies of the
Association's Architectural Guidelines Document (effective 1/1/2024), and
Association's Rules and Regulations Document (effective 1/1/2024)
To Deliver copies of both to all residences with The Meadows Community
And to Send via USPS 1st Mail to all owners with mailing address not in community, and
To support a process (to be established by Board of Directors) to deliver copies of the current
Architectural Guidelines, and Rules and Regulations to the household of new residents to
community (when the HOA is made aware of their arrival in community), AND
Directs the Board of Directors to ensure that the deliver and mailings of these two documents with
accompany informational letters and any supplemental documents are performed on or before
January 30, 2024 to the households of current residents, and to all owners, AND
Directs the Board of Directors to include in the January 2024 distribution of documents a copy of
the CC&R Proposed Amendment, Information Letter, and the schedule for Community Meeting
be held for discussion of the proposed amendment, if the preparation of same can be
completed without delaying the January 30, 2024 deliver deadline.

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Parcel Owners Questions - Q&A on:

- **The Proposed HOA Deed Restriction Amendment**
- **The Amended and Restated By-Laws of HOA**



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Parcel Owners Comments, Feedback and Questions

Open Forum Section

Each Owner can speak for
3 Minutes concerning any of
Tonight's Agenda Items

The Zoom Generated Closed
Caption Capture of each owners
presentation will be included as
attachment to the meeting
minutes



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Next Regular BOD Meeting – Date to Be Determined

- **Next Regular Meeting's Agenda** (online and via phone – see website)
 - Meeting Called to Order
 - Opening Remarks
 - Review and Acceptance of Minutes
 - Reports of Officers, and Committees
 - President
 - Treasurer
 - ARC Committee
 - SRC Committee
 - Unfinished Business
 - 2nd Reading of Proposed HOA Deed Restriction Amendment
 - Additional Items TBA
 - New Business
 - Items TBA
 - Open to those attending for comments, feedback and questions (Open Forum)
 - Q&A on Proposed HOA Deed Restriction Amendment
 - Closing Remarks
 - Adjournment

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Thank You for Attending



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