



THE MEADOWS AT WORLD GOLF VILLAGE

Board Meeting – Jan 18, 2024 at 7:45PM

Jan 18, 2024

© 2024. The Meadows at World Golf Village

1

FINAL © 2024. The Meadows at World Golf Village

Call to Order – Board Meeting – Jan 18th

- 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
 - Overview of Tonight’s Agenda

The Meadows at WGV – Board of Director’s Regular Business Meeting
January 18, 2024 at 7:45 P.M. – Online & via Phone **

Agenda

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 November 2023
 Committee – ABC

Special Order

- Acceptance of Resignation of Bob Osterfeld as Association Director
- Vote to fill the vacant office of Vice President of Association

Old Business

- Second Violation Notice Confirmation – January 2024 Inspection
- Landscape Service Contract Issues and Proposed Reassignment
- Landscaping to Lessen Impact of Storage Facility onto Entrance Way
- 2nd Reading of Proposed HOA Deed Restriction Amendment
- Community Informational Sessions Timeline

New Business

- Deferred Maintenance of Canopy Trees & Removal of Invasive Tree
- Schedule of 2024 Business Meetings of Board of Directors
- Public Notice Board within Community

Open to those attending for comments, feedback and questions

- Q&A on Proposed HOA Deed Restriction Amendment
- Michelle Brady asked for opportunity to present a number of questions

Closing Remarks
 Adjournment

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

Jan 18, 2024

© 2024. The Meadows at World Golf Village

2

Agenda – Board Meeting – Jan 18th (1 of 2)

- Meeting Called to Order
- Opening Remarks
- Review and Acceptance of Minutes
- Report of Officers, and Committees
 - President’s Report
 - Treasurer’s Report – Financials for Year-To & Month of Nov 2023
 - ARC Committee
- Unfinished Business
 - Second Violation Notice Confirmation – January 2024 Inspection
 - Landscape Service Contract Issues and Proposed Reassignment
 - Landscaping to Lessen Impact of Storage Facility onto Entrance Way
 - 2nd Reading of Proposed HOA Deed Restriction Amendment
 - Community Informational Sessions Timeline

Jan 18, 2024

© 2024. The Meadows at World Golf Village

3

Agenda – Board Meeting – Jan 18th (2 of 2)

- New Business
 - Deferred Maintenance of Canopy Trees & Removal of Invasive Trees
 - Schedule of 2024 Business Meetings of Board of Directors
 - Public Notice Board within Community
- Open to those attending for comments, feedback and questions
 - Q&A on Proposed HOA Deed Restriction Amendment
 - Michelle Brady asked for opportunity to present a number of questions
- Closing Remarks
- Adjournment

Jan 18, 2024

© 2024. The Meadows at World Golf Village

4

FINAL © 2024. The Meadows at World Golf Village

Review and Acceptance of Minutes

- Meeting Minutes have been Distributed in Advance of this Meeting
 - Minutes of Meadows BOD Meeting – October 26, 2023
 - Minutes of Meadows BOD Meeting – November 2, 2023
 - Minutes of Meadows BOD Meeting – November 9, 2023

- Any Changes or Corrections ?
- Motion to Accept Minutes as Distributed

Jan 18, 2024

© 2024. The Meadows at World Golf Village

5

Report of Officers, and Committees

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

Jan 18, 2024

© 2024. The Meadows at World Golf Village

6

President’s Report

- **Reserve Study** – Community Advisors of Jacksonville, FL – **Starting on Feb 6th**
 - 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

Jan 18, 2024

© 2024. The Meadows at World Golf Village

7

FINAL © 2024. The Meadows at World Golf Village

President’s Report

- **Pacetti Road Self Storage** – Planned Opening **Mid February 2024**
 - Completion appears to be running behind by 4 to 5 weeks
 - Storage Facility’s Chain-link Fence Installation and Scratch Pine Planting – Occuring in January
 - **Key Trigger Event** – Installation of Chain-Link Fence by Storage Facility (**Blocking Event**)
 - Completion of HOA side to occur after fence installed – Trees, Hedge, Irrigation, Additional Canopy Trees
 - Irrigation branch expansion by HOA to occur once HOA tree placement determined

- **HOA “Tract D”** – 451 Mackenzie Circle – **Completed on January 12th**
 - 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
 - Landscape restoration complete on Jan 12th

Jan 18, 2024

© 2024. The Meadows at World Golf Village

8

President's Report

- HOA "Tract D" – 451 Mackenzie Circle

September 26, 2023

January 12, 202



Jan 18, 2024

© 2024. The Meadows at World Golf Village

President's Report

- **Tree Maintenance – Meadowlark Lane (Entrance)**

- Arborist review of our Trees on Meadowlark Lane – Completed January 3rd
- First step in developing an on-going tree maintenance plan
- Review to determine what is necessary to establish a healthy baseline
 - Tree trimming around the community to **ensure health of trees** and **mitigate risk to pedestrians**.
 - **Removal of hazardous/invasive trees**
 - Determination of **missing trees** across from Middle School – Trees that have died but **never replaced**
- On-going multi-year tree maintenance cycle - handled as Deferred Landscape Maintenance Task
- Area encompasses - **HOA Tracts A, B, & C**



Jan 18, 2024

© 2024. The Meadows at World Golf Village

FINAL © 2024. The Meadows at World Golf Village

President’s Report

- **New Resident Welcome Letter Mailing**
 - Once a new move-in is observed – Letter welcoming residents is sent
 - Different letters for Tenants and Owners
 - Packet provides information about HOA and Deed Restricted Communities
 - Tenants mailing includes copy of Association Rules and Regulations
 - Cost of packet and mailing – about \$2.50
 - Owners mailing includes both Rules & Regulations, and the Architectural Guidelines
 - Cost of packet and mailing – about \$3.00
 - Objective to ensure residents are informed of Community Standards to lessen violations
- **Introduction of Blog on our Website**
 - Assistance of Jen Sinclair in writing the weekly blog posting
- **Working with Attorneys**
 - Received draft on new authorization form for electronic mailing of official notices
 - to ensure compliance with FL s.720.303(4)(g) – update effective October 1, 2023
 - Pending Legal opinion of requirements for “Delivery to” specified in CC&R section 7.3.1
 - Pending Legal opinion on “Rent-Sharing” in proposed amendment as it relates to Own-Occupied Residence

Jan 18, 2024

© 2024. The Meadows at World Golf Village

11

Report of Officers, and Committees

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

Jan 18, 2024

© 2024. The Meadows at World Golf Village

12

FINAL © 2024. The Meadows at World Golf Village

Treasurer’s Report – Operational Status Review (1 of 3)

The Meadows at Saint Johns Owners Association, Inc
 Income/Expense Statement
 Period: 11/01/23 to 11/30/23

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:							
04110 Assessments	9,166.67	9,166.67	.00	100,833.37	100,833.37	.00	110,000.00
04114 Late Fees	.00	83.33	(83.33)	2,079.10	916.63	1,162.47	1,900.00
04410 Interest Income-Operating	.56	.00	.56	8.25	.00	8.25	.00
04415 Interest Income-Reserve	148.36	.00	148.36	1,267.42	.00	1,267.42	.00
04416 Allocate Reserve Interest	(148.36)	.00	(148.36)	(1,267.42)	.00	(1,267.42)	.00
04420 Interest Income - Owners	15.02	170.83	(155.81)	1,728.75	1,879.13	(650.38)	2,050.00
TOTAL INCOME	9,182.25	9,420.83	(238.58)	104,149.47	103,629.13	520.34	113,950.00
EXPENSES:							
GENERAL & ADMINISTRATIVE							
05110 Annual Corporate Report	.00	9.17	9.17	61.25	100.07	38.82	110.00
05115 Bad Debt Expense	.00	733.33	733.33	2,216.21	8,066.53	5,850.32	8,800.00
05120 Insurance Expense	712.30	781.31	69.01	7,829.38	8,594.41	765.03	9,375.73
05130 Legal & Professional Fees	150.68	550.00	399.32	4,199.34	6,050.00	1,850.66	6,600.00
05140 Management Fees	1,200.00	2,250.00	1,050.00	25,200.00	24,750.00	(450.00)	27,000.00
05150 Misc Contingency	(200.00)	41.67	241.67	.00	458.37	458.37	500.00
05160 Office Expense	926.16	285.50	(640.66)	5,616.57	3,140.50	(2,476.07)	3,426.00
General & Administrative	2,789.14	4,650.98	1,861.84	45,122.75	51,160.78	6,038.03	55,811.73

Jan 18, 2024

© 2024, The Meadows at World Golf Village

13

FINAL © 2024, The Meadows at World Golf Village

Treasurer’s Report – Operational Status Review (2 of 3)

The Meadows at Saint Johns Owners Association, Inc
 Income/Expense Statement
 Period: 11/01/23 to 11/30/23

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
EXPENSES:							
GROUNDS MAINTENANCE							
04010 Lawn Maintenance	2,834.18	3,894.60	1,060.42	38,206.82	42,840.60	4,633.78	46,735.24
04020 Landscape Remediation	1,179.62	101.00	(1,078.62)	1,330.11	1,100.00	(230.11)	1,200.00
04050 Irrigation Repairs & Maint.	23.75	151.00	126.25	685.63	1,650.00	964.37	1,800.00
04060 Lake Maintenance	475.00	484.83	9.83	5,225.00	5,333.13	108.13	5,818.00
Grounds Maintenance	4,512.55	4,629.43	116.88	45,147.56	50,923.73	5,476.17	55,553.24
GENERAL REPAIR & MAINTENANCE							
06510 General Repairs & Maint	.00	41.67	41.67	759.81	458.37	(301.44)	500.00
General Maintenance	.00	41.67	41.67	759.81	458.37	(301.44)	500.00
UTILITIES							
07040 Electricity	537.46	461.08	(76.38)	5,184.57	5,137.88	(46.69)	5,605.00
Utilities	537.46	461.08	(76.38)	5,184.57	5,137.88	(46.69)	5,605.00

Jan 18, 2024

© 2024, The Meadows at World Golf Village

14

Treasurer’s Report – Operational Status Review (3 of 3)

The Meadows at Saint Johns Owners Association, Inc
 Income/Expense Statement
 Period: 11/01/23 to 11/30/23

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:							
TOTAL INCOME	9,182.25	9,420.83	(238.58)	104,149.47	103,629.13	520.34	113,050.00
EXPENSES:							
RESERVES							
08245 Resv Tref-Signage Incident Re	70.00	.00	(70.00)	350.00	.00	(350.00)	.00
Reserves	70.00	.00	(70.00)	350.00	.00	(350.00)	.00
TOTAL EXPENSES	7,909.15	9,789.16	1,880.01	97,264.69	107,680.76	10,416.07	117,469.97
CURRENT YEAR NET INC/(LOSS)	1,273.10	(568.33)	1,641.43	6,884.78	(4,051.63)	10,936.41	(4,419.97)

Jan 18, 2024

© 2024. The Meadows at World Golf Village

15

Report of Officers, and Committees

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

Jan 18, 2024

© 2024. The Meadows at World Golf Village

16

FINAL © 2024. The Meadows at World Golf Village

Special Order

- Acceptance of resignation of Bob Ostefeld as Association Director
 - Bob submitted his resignation on December 16, 2023
 - Triggered by the organized misinformation chaos campaign directed at the BOD
- Vote to fill the vacant office of Vice President of Association

Jan 18, 2024

© 2024. The Meadows at World Golf Village

17

Unfinished Business

- Second Violation Notice Confirmation – January 2024 Inspection
- Landscape Service Contract Issues and Proposed Reassignment
- Landscaping to Lessen Impact of Storage Facility onto Entrance Way
- 2nd Reading of Proposed HOA Deed Restriction Amendment
- Community Informational Sessions Timeline

Jan 18, 2024

© 2024. The Meadows at World Golf Village

18

Second Violation Notice Confirmation – January 2024 Inspection

Pursuant to authorization granted by the Board of Directors on October 12, 2023 to the President of the Association in the 2nd Violation Notice Delegation Authorization Resolution,

The President hereby reports and documents, that upon review of uncured violations identified during community inspection of January 8, 2024 that Second Notice violations shall be issue to the owners of the lots for the violations as listed below with a fine set to \$25.00 per day for maximum of 10 days with the following conditions for each notice issued:

- The notice shall be to each of the owners and, when a rental, to the resident of the Lot, for failure to remedy the violation; and
- Each Lot is subject to a fine of \$25 per day until the issue listed above is remedied (a maximum of 10 days); and
- When the violation is cured at least 2 calendar days before the day of the SRC hearing meeting, no fine will be levied; and
- The owner remains liable for the cost of any and all mail service expenses when the violation is cured on or after the day of mailing the 2nd violation;

Address of each Lot and Violation issued a second violation notice on Tuesday, January 16, 2024 for the hearing and determination processing to be held on February 7, 2024:

- Ardmore St – 1115 Tall growing scrubs on front of house not being maintained
- Mackenzie Cir – 522 Miscellaneous items stored on side of house viewable from street
- Mackenzie Cir – 789 Trailer parked in the driveway
- Mackenzie Cir – 860 Area between rear of house and water edge not being maintained

Report submitted: January 18, 2024

By: Mike Krugman, President

Jan 18, 2024

© 2024. The Meadows at World Golf Village

19

FINAL © 2024. The Meadows at World Golf Village

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

Jan 18, 2024

© 2024. The Meadows at World Golf Village

20

Motion to Change Landscape Service Vendors

- **MOTION** is made to authorizing the President of the Association to:
Give 30-Day Notice to current Landscape Services Vendor terminating contract automatic **renewal** at end of term which is March 31, 2024

AND

Sign 1-Year Contract with New Vendor to Provide Landscape Services to The Meadows beginning April 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

Jan 18, 2024

© 2024. The Meadows at World Golf Village

21

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

Jan 18, 2024

© 2024. The Meadows at World Golf Village

22

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 is a **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)

Jan 18, 2024

© 2024. The Meadows at World Golf Village

23

FINAL © 2024. The Meadows at World Golf Village

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** by fence for low level screening
 - Closer to the Sidewalk in the open area
 - Planting of four (4) Oak Trees - [Two of our Major Oak Trees Dying – One requiring removal in next 3+ years](#)
 - 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)

Jan 18, 2024

© 2024. The Meadows at World Golf Village

24

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

- No Action at this time
- **Still Blocked** by delay in Storage Facility completing its tasks on fence line
- Wanted to have had final landscape design by now
- Special Meeting of the BOA will be scheduled at future date
 - to review Final Design and Estimate

Jan 18, 2024

© 2024. The Meadows at World Golf Village

25

FINAL © 2024. The Meadows at World Golf Village

Proposed HOA Deed Restriction Amendment – Rental Limitation

- ❖ 2nd Reading of Proposed HOA Deed Restriction Amendment
 - One questions raised about impact on having a roommate for an owner-occupied residence

❖ Community Informational Sessions Timeline

- Distribution of CC&R Proposed Amendment – By end of January 2024
- Q&A during open forum portion 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

Should these be swapped

Jan 18, 2024

© 2024. The Meadows at World Golf Village

26

New Business

- Deferred Maintenance of Canopy Trees & Removal of Invasive Trees
- Schedule of 2024 Business Meetings of Board of Directors
- Public Notice Board within Community

Jan 18, 2024

© 2024. The Meadows at World Golf Village

27

FINAL © 2024. The Meadows at World Golf Village

Deferred Maintenance of Canopy Trees & Removal of Invasive Trees

January 2024

- The arborist recommended the following actions:
 - Tree trimming to **ensure health** of trees and **mitigate risk** to pedestrians.
 - Removal of **hazardous/invasive trees**
- Baseline Our Entrance Trees for Routine Scheduled Maintenance
- Scheduled Maintenance to be included in Reserve Deferred Planning

Scope & Objective

- Refer to map for locations of tree trimming/removals – 300 Meadowlark Ln, Saint Augustine FL.
- Tree trimming around the community to ensure health of trees and mitigate risk to pedestrians.
- Removal of hazardous/invasive trees.

Tree Removals – Southside & Northside

- Remove one pine, and 2 small leaning oaks by the sidewalk close to the school.
- Remove group of 8 small, leaning oaks located close to the fence by the school.
- Remove all dead trees on both sides of Meadowlark.
- Remove one ligustrum and one small leaning tree located close to the entrance to the community on the south side.
- Remove all invasive tree species along both sides of Meadowlark down to the houses, including Camphor, Rain tree and Chinese tallow.
- Remove one multiple trunk tree intruding on adjacent larger trees on the north side of Meadowlark.
- Cut all the stumps low to the ground.

Tree Trimming/Pruning - Southside

- Trim 4 large oak trees near the entrance to Meadowlark on the south side of the road.
- Remove hazardous deadwood.
- Elevate canopies growing over the grass to a height of approximately 18-20 feet.
- Cut hanging vines out of the trees. Vines tangled in the canopies will remain.
- Remove majority of Spanish moss and mistletoe.

Tree Trimming/Pruning - Northside

- Trim row of trees on the north side of Meadowlark from entrance to beginning of houses.
- Elevate canopies overhanging the grassy areas to a height of approximately 18 feet.
- Remove Spanish moss and Mistletoe up to approximately 80% in tree canopies.
- Remove hazardous deadwood approximately 3 inches diameter and larger.

Jan 18, 2024

© 2024. The Meadows at World Golf Village

28

Deferred Maintenance of Canopy Trees & Removal of Invasive Trees

• MOTION is made

WHEREAS, a review and evaluation of our trees at 300 Meadowlark Lane (Tracts "A", "B", and "C") that was performed by an arborist on January 3, 2024, determined that there is a need to trim the specimen trees to foster and ensure their health, mitigate risk to pedestrians from failing tree limbs, remove dead and weaken trees and branches, stimulate growth of underlying shrubs, and remove hazardous and invasive trees;

NOW, THEREFORE, BE IT:

RESOLVED THAT the Directors of The Meadows at Saint Johns Owners Association, Inc., dba The Meadows at World Golf Village authorize the funding of tasks outlined in the attached specification for the maintenance of our trees at 300 Meadowlark Lane (Tracts A, B, & C) for an amount not to exceed \$15,000.00 from the Deferred Landscape Maintenance Reserve Account; and

FURTHER RESOLVED THAT the tree maintenance tasks outlined in the specification be completed prior to the planting of trees and the hedge in the fence line area of Tract "C" that will be used to lessen the visual impact of the storage facility building upon users of the Tract "C" common area and Meadowlark Lane.

Jan 18, 2024

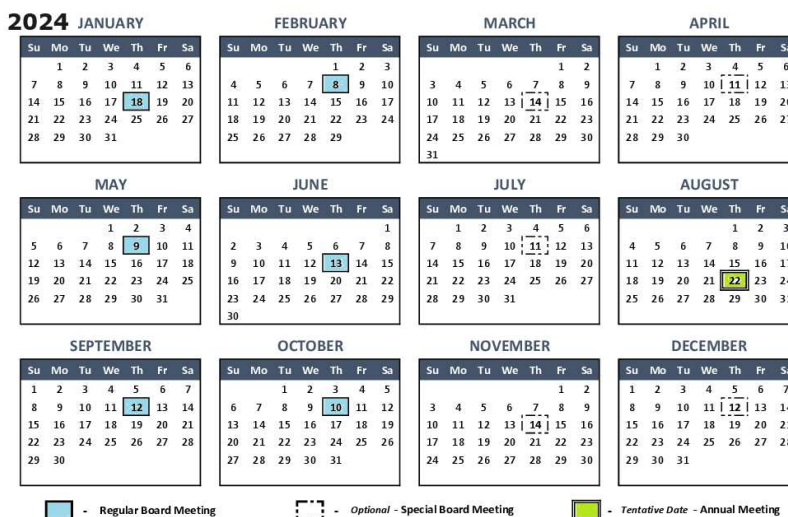
© 2024. The Meadows at World Golf Village

29

FINAL © 2024. The Meadows at World Golf Village

Schedule of 2024 Business Meetings of Board of Directors

• The following is the Proposed Board of Directors Meeting Schedule for 2024



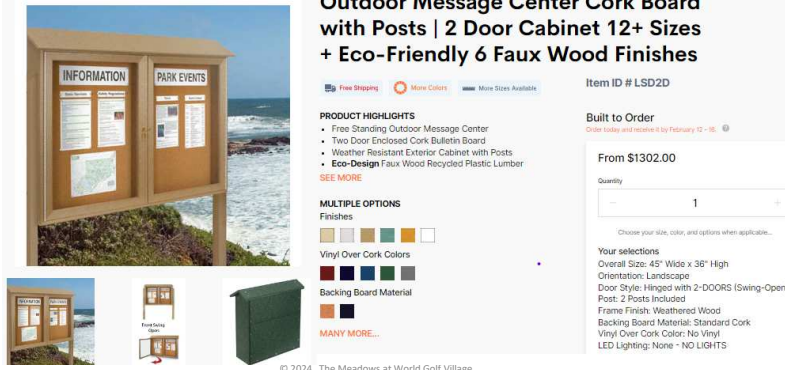
Jan 18, 2024

© 2024. The Meadows at World Golf Village

30

Public Notice Board within Community

- One of the suggestions made by an owner at the Dec 14th BOD meeting
- A Bulletin Board in the community near a side walk to post notices
- **For discussion on feasibility and usefulness** -
 - Possible placement on Common Area by sidewalk on Mackenzie Cir at Ardmore St
 - Example:



Jan 18, 2024

© 2024. The Meadows at World Golf Village

31

Board Members Discussion



Jan 18, 2024

© 2024. The Meadows at World Golf Village

32

FINAL © 2024. The Meadows at World Golf Village

Comments, Feedback and Questions

- Q&A on Proposed HOA Deed Restriction Amendment
- Michelle Brady asked for opportunity to present a number of question



Jan 18, 2024

© 2024. The Meadows at World Golf Village

33

FINAL © 2024. The Meadows at World Golf Village

What Is Next ? - Closing Remarks



➤ **Next Regular BOD Meeting – Thursday, February 8th at 7 PM**

Jan 18, 2024

© 2024. The Meadows at World Golf Village

34

Thank You for Attending



Jan 18, 2024

© 2024. The Meadows at World Golf Village

35

FINAL © 2024. The Meadows at World Golf Village