



THE MEADOWS AT WORLD GOLF VILLAGE

Board Meeting – Feb 8, 2024 at 7:00PM

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Call to Order – Board Meeting – Feb 8th

- 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
 Special Order Business
 February 8, 2024 at 7:00 P.M. – Online & via Phone **

Agenda

Meeting Called to Order
 Opening Remarks
 Special Order

- Deferred Maintenance of Canopy Trees & Removal of Invasive Trees
- Landscaping to Lessen Impact of Storage Facility onto Entrance Way (Review design proposal)
- Landscape Service Contract Proposal (Select candidates for in-depth evaluation)

Adjourn to Reconvene on February 22, 2024 at 7:30PM

Informational Session - Proposed Rental Amendment
 February 22, 2024 at 7:00 P.M. – Online & via Phone **
Q&A on Proposed HOA Deed Restriction Amendment

You are invite you to join us for this 30-minute online session so that you can voice your concerns and ask questions.

HOA Board Regular Meeting (Reconvene: Feb 8th Mtg)
 February 22, 2024 at 7:30 P.M. – Online & via Phone **
 See Web Site for Preliminary Agenda

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

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Agenda – Board Meeting – Feb 8th

- Meeting Called to Order
- Opening Remarks
- Special Order Business
 - Deferred Maintenance of Canopy Trees & Removal of Invasive Trees
 - Landscaping to Lessen Impact of Storage Facility onto Entrance Way
 - Review design proposals
 - Landscape Service Contract Proposals
 - Select candidates for in-depth review
- Adjourn to Reconvene on February 22, 2024 at 7:30PM

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Why Split to Reconvene on Feb 22th

- | | |
|---|--|
| <ul style="list-style-type: none">• Feb 8th - Review & Discussion of:<ul style="list-style-type: none">• Major Expenditure – Trees Work• Landscape Design Approach• Landscape Management Proposals | <ul style="list-style-type: none">• Feb 22th – Routine Business Mtg<ul style="list-style-type: none">• Acceptance of Minutes• Reports• Unfinished Business• New Business |
|---|--|

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Deferred Maintenance of Canopy Trees & Removal of Invasive Trees

• 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**



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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.

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Deferred Maintenance of Canopy Trees & Removal of Invasive Trees

<u>Vendor</u>	<u>Quote</u>	<u>Rating</u>	<u>Comment</u>
Top Tier Tree	\$6,850		Lowest
American Tree Solutions	\$9,700	Angi 5.0 HomeAdvisor 100%	
JMH Land Management	\$10,600	BBB-5/5 HomeAdvisor (Certified) 97%	
Tree Ninja	\$12,500		Used before
TreeCo	\$15,000		Used before
Tree Care America	\$16,230		Highest

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Deferred Maintenance of Canopy Trees & Removal of Invasive Trees



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Three (3) additional Trees to be Removed – Cost of ~ \$375 - \$450

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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 \$10,200.00 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.

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Landscaping to Lessen Impact of Storage Facility

- Storage Facility has completed its planting around building
- Storage Facility has installed 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 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)

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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** by fence for low level screening
 - Closer to the Sidewalk in the open area
 - Planting of four (4) Oak Trees - [Three of our Major Oak Trees Dying – One requiring removal in next 3+ years](#)
 - To increase shade
 - As these trees mature to supplement the three (3) Large Oaks that are in final years of life (dying)
 - **** Review has indicated need to add two (2) additional Oak Trees [for a total of 6 trees on Southside]**
- 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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Landscape HOA Fence Line Side of 3655 Pacetti Road (HOA Tract "C")

- Current Design Concept



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

- No Action at this time
- Storage Facility has completed its tasks on fence line
- Working on final landscape design
- Feb 22th Meeting will review Final Design and Estimate



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Landscape Service Contract Proposals

- Current Landscape Management Contract 1-year term ends on March 31st
- Request for Proposal (RFP) were issued to Seven (7) vendors
 - **Six (6) Proposals were returned and received**
- The RFP covered three (3) major areas:
 - Landscape and Lawn Maintenance and Care
 - Irrigation System Maintenance and Repair
 - Mulch Application and Annual Plant Maintenance
- Requested term was for 1 year – April 1st – March 31st
 - With option to renew
- **Budget for 2024 – Landscape Services Combined - \$50,390.64**
- **Focus at this time – Select candidates for in-depth review and evaluation**

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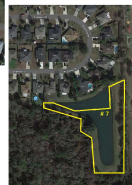
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Landscape Service Contract Proposals

**The Meadows at World Golf Village HOA
Overview of areas for Landscape Services
January 2023**



**Areas within the Yellow Outlined Areas
Require Routine Ground Maintenance
and Fertilizer/Pest Control/Weed Control**

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Example - Irrigation “As Needed” Repair, Replacement, and Task Services

Service	Component Charges	Min Labor Charges	Min Total Charges
Replace Rain Bird ESPLXD 50 Station Base Module	\$3,393.69	\$75/hr	\$3,468.89
Replace Rain Bird 200PEB 2 inch Commercial Value	\$394.27	\$75/hr	\$469.27
Replace Rain Bird FD101TURF FD Series Field Decoder 1 Value	\$408.84	\$75/hr	\$483.84
Replace Rain Bird 5006PLPC 6 Inch Part/Full Pop-Up Rotor Sprinkler	\$51.23	\$75/hr	\$126.23
Replace Rain Bird 5004PLPC 4 Inch Part/Full Pop-Up Rotor Sprinkler	\$21.51	\$75/hr	\$96.51
Replace Rain Bird 4 inch Pop-up Spray Head MPR Unit	\$3.85	\$75/hr	\$78.85
Replace Rain Bird MPR Spray nozzle	\$14.88	\$75/hr	\$89.88
Replace Rain Bird Series 5000 Rotor Sprinkler Nozzle	\$19.55	\$75/hr	\$94.55
Repair PVC 1/2 inch Irrigation MPR Spray Riser	\$14.88	\$75/hr	\$89.88
Repair PVC 3/4 inch Series 5000 Rotor Sprinkler Riser	\$19.55	\$75/hr	\$94.55
Repair PVC 1/2 - 3/4 inch Lateral Irrigation Line	\$21.13	\$75/hr	\$96.13
Repair PVC 1 - 1 1/2 inch Lateral Irrigation Line	\$32.30	\$75/hr	\$107.30
Repair PVC 1 1/2 - 2 inch Main Irrigation Line	\$51.13	\$75/hr	\$126.13
Raise/Reposition Pop-Up Spray Head MPR Unit	\$25.00	\$75/hr	\$100
Raise/Reposition Pop-Up Rotor Sprinkler	\$25.00	\$75/hr	\$100
Troubleshoot Valve Short/Open Buried Wiring (Two Wire System)		\$125/hr	
Repair Located Short/Open Buried Value Wiring (Two Wire System)		\$125/hr	
Irrigation Technician Labor - On-site Rate (per hour)		\$75	
Irrigation Tech Assistant Labor - On-site Rate (per hour)		\$60	
Irrigation Technician Labor - Off-site Transit Rate/Expense (per Hr./per mile)		\$75	
Irrigation Tech Assistant Labor - Off-site Transit Rate/Expense (per Hr./per mile)		\$60	
Irrigation Repair Usual and Customary Crew Size	One designated tech, however,		
Irrigation Replace Usual and Customary Crew Size	an additional tech will be provided		
Irrigation Troubleshoot Usual and Customary Crew Size	based on scenario.		

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Landscape Service Contract Proposals

- Focus at this time – Select candidates for in-depth review and evaluation

Vendor	Visits #	Mowing #	Management Program	Seasonal Color	Hardwood mulch	Pine Straw	Northside Broder	Irrigation Schedule	Grand Total
Yellowstone	42	38	\$40,880.00	\$2,647.50	\$7,200.00	\$112.50	??	Yes \$75/hr (x1-2 p)	\$50,840.00
A Miracle Landscapes	42	38	\$37,800.00	\$7,545.00	\$6,800.00	\$150.00	\$4,000.00	Per Job	\$56,295.00
Down to Earth	42	38	\$48,912.00	\$2,520.00	\$7,440.00	\$195.00	??	??	\$59,067.00
The Greenery	42	38	\$47,904.00	\$2,520.00	\$8,910.00	\$106.00	\$700.00	Yes \$75/hr (x1-2p)	\$60,140.00
VerdeGo	42	38	\$47,819.50	\$6,804.00	\$7,800.00	\$144.90	??	Yes \$75/hr (x1-2p)	\$62,568.40
CSS	50	38	\$52,200.00	\$5,460.00	\$7,200.00	\$150.00	??	Yes \$85/hr (x2p)	\$65,010.00
Current --- Koehn -2023	42	38	\$41,088.00	\$2,200.00	\$6,660.00	\$0.00	\$0.00	Yes \$85/hr (x1-2p)	\$49,948.00

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Board Members Discussion



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Comments, Feedback and Questions



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What Is Next ? - Closing Remarks



➤ **Reconvene of BOD Meeting – Thursday, February 22th at 7:30 PM**

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Thank You for Attending



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