

**The Meadows at World Golf Village HOA - Annual Members Meeting
Thursday, August 17, 2023 at 7:00 p.m.**



THE MEADOWS
AT WORLD GOLF VILLAGE

Annual Members Meeting – Aug 17, 2023 at 7PM

Aug 17, 2023

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This meeting of the members is being conducted in accordance with rules, requirements and regulations outlined in FL s.720.306.

Call your attention to two (2) sub-sections of 720.306

FL s.720.306(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.**

FL s.720.306(10) **RECORDING.**—Any parcel owner may tape record or videotape meetings of the **board of directors and meetings of the members.**

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Most of this evening meeting is the presentation of reports that are not open for discussion.

- Members will have opportunity to speak during the **OPEN FORUM / Q & A** session (*after the elections*)
- Please hold your questions to the Open Forum / Q & A session (This meeting has a hard stop at 8:00 p.m.)
- Please be respectful to others
 - Speak loudly and clearly
 - Give others the opportunity to speak
 - Raise your hand to be recognized
 - Actively listen to when a member is speaking

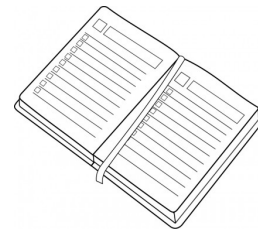
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Agenda

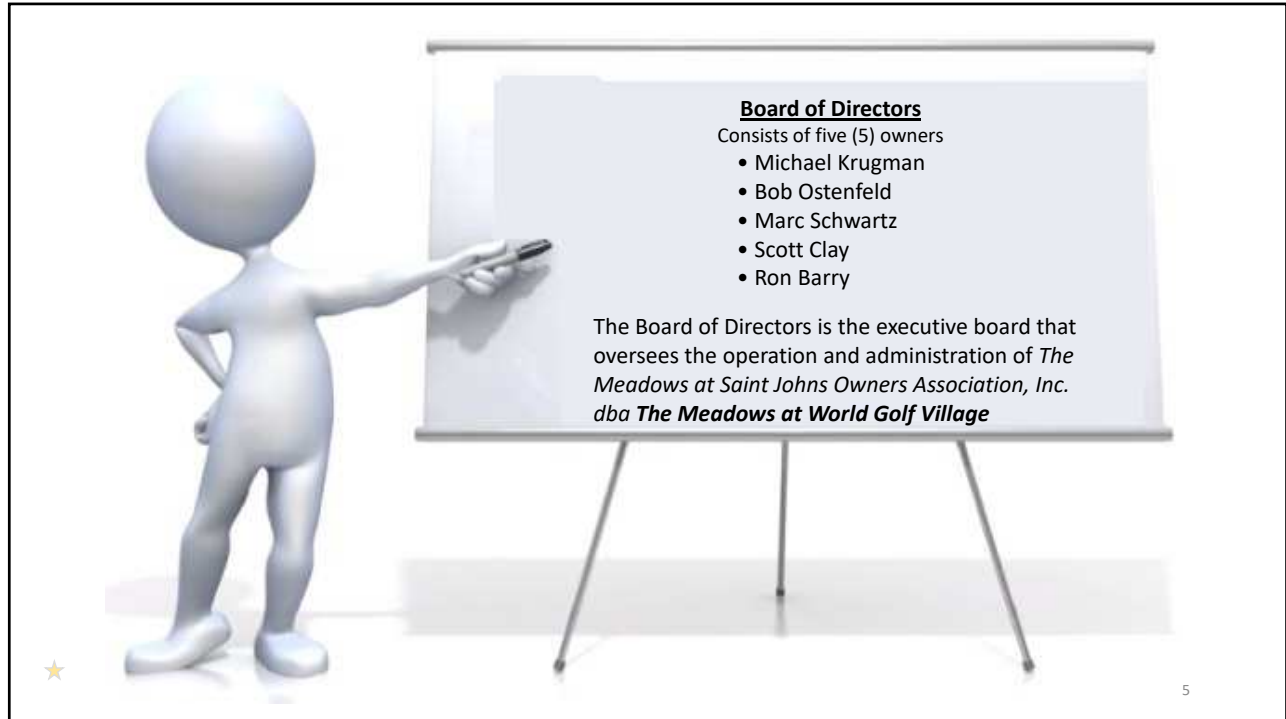
1. SIGN IN
2. CALL TO ORDER
3. PROOF OF NOTICE
4. REPORTS
 - a. President's Report
 - b. Community Manager's Report
 - c. Presentation of Committee Reports
 - d. Treasurer's Report
 - Overview of Past Year's Financials
 - Current Year-to-Date Financials
 - 2023 Budget
5. NOMINATIONS - (for open Board positions)
from owners present at the meeting
6. ELECTION OF DIRECTORS
7. OPEN FORUM / Q & A
8. ADJOURNMENT



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President's Report

• External Issues Impacting our Community (1 of 3)

- Population in St. Johns County is booming
- Growth is fueled by relocations from other U.S. cities
- More people means growing pains
- Growth Impacts Quality of Life – Resulting in Mix of Good & Bad
- Concern about “overdevelopment” & its impacts
- Environmental issues, traffic/speeding, and cost of living increases



St. Johns County, Florida's estimated 2023 population is 298,442 with a growth rate of 2.87% in the past year according to the most recent United States census data.

*St. Johns County, Florida is the 22nd largest county while being 1st -2nd fastest growing in FL. The 2010 population was 190,039 and has seen a growth of **57.04%***

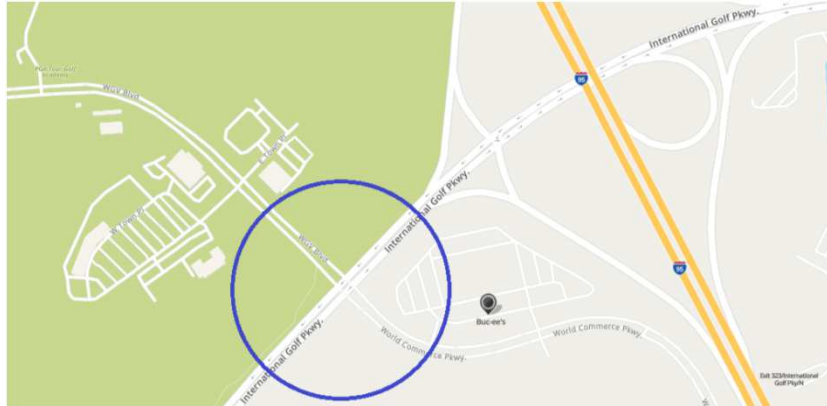
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President's Report

- **External Issues Impacting our Community (2 of 3)**
 - Infrastructure Changes are Being Discussed
 - **One That Impacts is:** International Golf Parkway at I-95 & World Commerce Center (Buc-ee's)



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President's Report

- **External Issues Impacting our Community (3 of 3)**
 - To Provide Information & Background on this Issue
- We Have with Us a Guest - **Kim J. Kendall**



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President's Report

- Where we have been – *Last 12 months*
- Where we are today
- Where we desire to go – *Next 12 months*



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President's Report

- **Where we have been** – *Last 12 months*
 - August 2022 to July 2023
- Year of traveling a path with many twists & turns
 - Self Managed – August-September
 - Worked with management company – October
 - Self Managed – November & Shared Responsibilities in December
 - Working with management company – As of Jan 1, 2023
 - Association Retains Day-to-Day Management Activities
 - Changed Retention Pond Management company – Dec 2022
 - Utilizing Pond Dye to help control submerged plants
 - Changed Landscape Services company – April 1, 2023
 - Major restoration repair to irrigation system performed



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President's Report

- Where we have been – *Last 12 months*
- **Where we are today**
 - August 2023
 - About 90%-95% complete on Deferred Landscaping & Irrigation Maintenance
 - Pending Stone Masonry Repair at Entrance
 - Selective Tree Pruning to be completed in Common Area
 - In-process
 - Use of Landscaping & Trees to reduce visual impact of the 3-story Storage Facility Building
 - Revising the Association Bylaws – Removing Developer references & including new rules on balloting by mail for Questions, and for Elections
 - Revising the Association Architectural Guidelines and Association Rules & Regulations
 - **Please Note:** The Association (HOA) is limited to powers granted in the Deed Restrictions (CC&R) which are further constrained by Federal, State, and County laws, rules and regulations



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President's Report

- Where we have been – *Last 12 months*
- Where we are today
- **Where we desire to go** – *Next 12 months*
 - Implement by-mail balloting for elections of Directors
 - By-Mail Balloting To Begin in 2024 – First notice mailing in May
 - Ballot Drop-Off option during Sign-In at Annual Membership Meeting in August
 - Counting of Ballots – Occurs at the Annual Membership Meeting
 - Propose Covenant change that limits number of non-owner occupied properties
 - Informational Sessions – 4th Qtr. 2023 & 1st Qtr. 2024
 - By-Mail Balloting – 1st Qtr. 2024
 - Create a Multi-Year Maintenance Cycle, and Services & Assets Review Plan
 - Prepare and distribute a Welcome Basket for all new residents
 - Establish NORC committee (Non-Owner Residents Committee)
 - Electronic distribution of a newsletter



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President's Report

Please use the

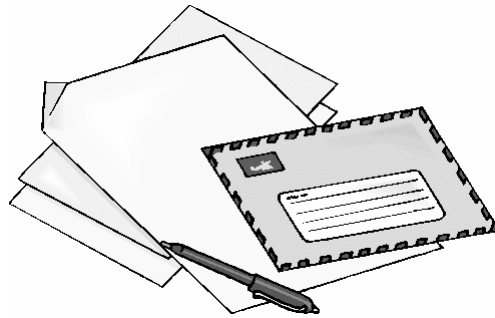
- [Contact-Us](#) on our web site themedowswgv.com, or
- email info@themedowswgv.com

If you have comments, suggestions, want to help with any committees or on any special projects

Message sent via the above,
Go directly to President & Vice-President



Our website, themedowswgv.com, has been updated to make more user friendly on mobile devices and easier to navigate.



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What is a HOA?

Service Provider ?



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What is a HOA? *Community ?*



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Home Owners Association (HOA)

The purpose of the Association is

- to protect the value and desirability of the community
- through
 - maintaining common areas
 - enforcing rules and regulations
- to keep the overall community looking nice
- and keep the homes somewhat cohesive

*Objective is to increase property values
to the benefit of all owners*

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Association - Duties

- The operation and management of the Association
 - is the **responsibility** of the Board of Directors
 - Maintain the Common Areas
 - Enforce easements
 - Collect and disburse assessments
 - Enforcement of "Covenants and Restrictions"
 - Maintain the Surface Water Management System
 - Exercise architectural control over development in community
- Board of directors is comprised of volunteers
 - Directors are elected by owners
 - Officers are elected by directors
- Board of Directors may employ a managing agent, agency, ..., or entity **to administer** or **assist in** the administration of the operation and management of the affairs of the Association, ... *(Corporation Bylaws)*

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Association - Roles

- Role of the management company is to:
 - Assist the Board in the performance of day-to-day administrative services,
 - Serve as a Resource to the Board,
 - Ensure financial transactions are handled in a fiscally responsible manner,
 - Provides timely, concise financial reports to the Board,
 - Providing assistance with inquiries from residents and non-residents,
 - Monitoring compliance, and
 - Providing notification and tracking of violations
- As recent history has shown, it is not in the best interests of **our community** to turn over **control** to a management company
- **Partnership** – A positive working relationship between management company and the board of directors and open communication

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Community Manager's Report

- Our Community Association Manager (CAM) is:

Deedra Jones
Community Association Manager
First Coast Association Management, LLC
11555 Central Parkway Suite 801
Jacksonville, FL 32224
Office: (904) 998-5365 Ext. 239
Direct: (904) 717-9239
deedra@firstcoastam.com



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Committees

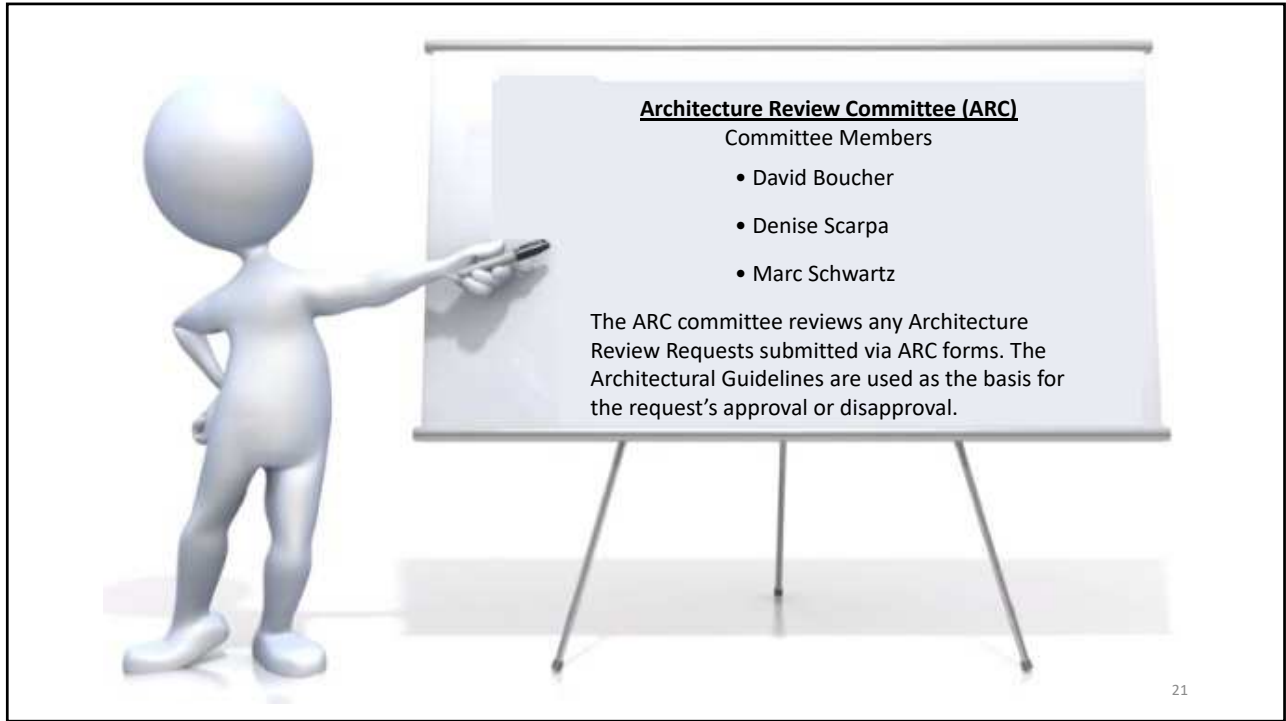
- Standing Committees
 - Architecture Review Committee (ARC)
 - Special Review Committee (SRC)
- Other Committees
 - Clean-Up Volunteers
 - Clean-Up Volunteers meet quarterly (March, June, Sept. Dec.) on the third Saturday of that month. * Volunteer Hours are offered for students who need, **JUST ASK!**
 - Welcoming Committee
 - Focus is on "Welcome Packets/Baskets" for incoming residents – owners & renters
 - Desire to revitalize this committee – a Director to be assigned as Chairperson
- Ad Hoc Committees
 - *None at the present time - Will need elections, communications, & budget*



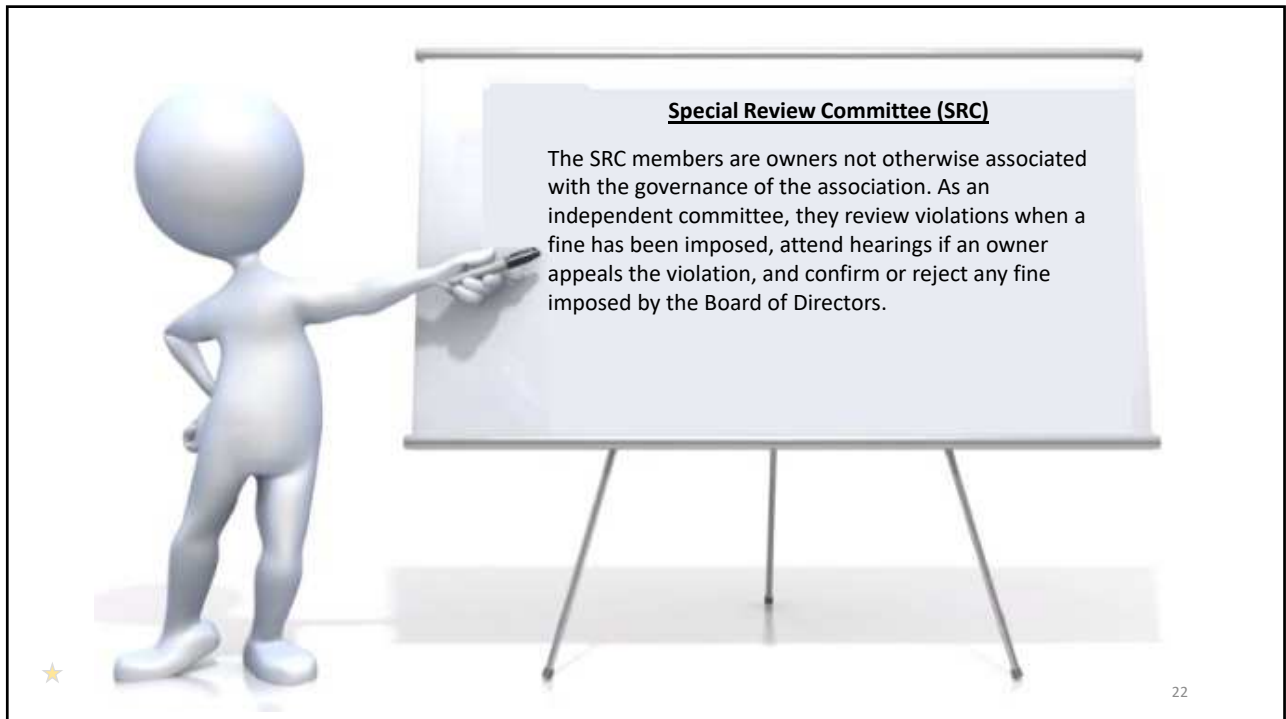
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Treasurer's Report



- Financial Status
- Financial Health
- Financial Outlook

- Within above three (3) topics, I will touch on:
 - Overview of Past Year's Financials
 - Current Year-to-Date Financials
 - 2023 Budget

- Please contact me any concerns or questions

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Treasurer's Report - Financial Status (1 of 2)

- Responsibility for accounting duties performed by management firm
 - Transition began in Mid-November 2022
 - Turn Over occurred on December 1st 2022
 - Actively working to collect unpaid Association Assessments
 - Dec 1, 2022 – Balance Unpaid: \$24,518
 - Jan 1, 2023 – Balance Unpaid: \$22,174
 - July 1, 2023 – Balance Unpaid: \$15,195
- Fiscal Year 2022 ended in the Black (Funds Received Exceed Expenses for 2022)
 - Biggest Expense Saving from Months of Self-Management
 - Collections Efforts of Accounting Department beginning in December 2022
 - Statement of Over Due Amounts were mailed out in December 2022
 - It became apparent that prior to August 1st 2022 (last year) that collections of past due assessment had not been a priority

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Treasurer's Report - Financial Status (2 of 2)

- **"Hiccup"** with our bank sending out 2023 Assessment Statements
 - Should have been mailed out about December 20th
 - Mailing did not occur until December 31st (*USPS processed after Jan 1st*)
 - Reason Given – Staffing Shortage and Lack of Experienced Staff
 - Do Not Expect Reoccurrence This Year for 2024 Assessment Mailing
- **We Implemented a Collection Policy and Procedure in January 2023**
 - It authorized different steps in collection process that performed without additional consultation with the Board
 - Each step incurs additional fees and charges by the management company and/or the attorney
- **The management company has available a payment plan option**
 - The objective is for the Association to receive the assessment due – not for the owner to incur add-on of fees and charges or to be exposed to legal action

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Treasurer's Report - Financial Health (1 of 2)

- **Best practice – Operating account should maintain:**
 - Minimum (or buffer) equal to 2 months of expense
 - Plus enough to cover expense (till next assessments collected)
- **On July 1st – Operating account about \$103,000**
 - Expenses - about \$10,000 per month
 - Target balance - \$80,000 to \$90,000
- **On July 1st – Accounts Payable about \$3,500**

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Treasurer's Report - Financial Health (2 of 2)

- Reserve Accounts – Divided in two 2 groups
 - (1) Deferred Maintenance (planned)
 - Planned activity within next 2 to 5 years - reoccurring
 - (2) Unplanned Event – Incident (*like house insurance and roof replacement*)
 - May happen, or will happen but when is unknown
 - Working to determine the correct dollar amounts to keep in reserve accounts
 - Accounts will be adjusted at the end of 2023
 - May need to retain a consultant to perform a formal review (*future item*)
 - Cost between \$3,000 - \$4,000
- Irrigation Deferred Reserve – Incurred ~\$10,000 expense to restore
- Landscape Deferred Reserve
 - Costs of Restoration exceeded our estimate
 - Additional Expense to implement Visual Shielding of new building not included

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Treasurer's Report - Financial Outlook (1 of 3)

- Financial Outlook is reflected in the Budget(s)
 - **Operating Account Budget**
 - Basis of the General Assessment
 - Based on projected expenses and required income to pay expenses
 - Reviewed and updated annually during September and October
 - Copy of operating budget must be mailed to all owners
 - **Reserve Account Budget**
 - Authorizes which reoccurring tasks will be performed in next calendar year
 - Determine if additional funding of reserve account will be required
 - Includes calculations for each line item – updated annually
 - Reserve account is a revolving account – always “*in motion*”
 - Not Completed the 1st budget for Reserve Account
 - Vendors have been unable provide estimates and updates
 - Considering utilizing a Association Reserve Consultant (\$\$\$)





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Treasurer's Report - Financial Outlook (2 of 3)

• 2023 – The Year of Unknowns – Impact on Operating Budget

- Florida Insurance surcharge to fund & replenish Disaster Fund
 - Budget used an Insurance premium increase of 10%  ~20%
- Peak and duration of inflation on products and services costs
 - Landscape service and electricity both are subject to fuel surcharges  Drop
 - Other services and supply cost increases – Budget used up to 10%  ~14%
- Impact of Performing Deferred Maintenance
 - Expectation is that it will reduce need for unplanned service calls  Too Early




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Treasurer's Report - Financial Outlook (2 of 3)

• 2023 – The Year of Unknowns – Impact on Operating Budget

- Number of properties paying their 2023 Assessment on time  Yes
- Collection of Delinquent Accounts - more successful at lower cost  Yes
- Communication & Participation – increase at same or less cost  ~15%

• At this Time

- Based on 1st six (6) months Expenses – Projecting near break even at year end
- Foresee – Increase in Legal, Printing, & Mailing in remaining months of 2023
- Will be able to cover with some of Overdue Accounts collected

• Assessment for 2024

- Will be determined in early November when we have better idea of our costs

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Treasurer's Report - Recap

- Financial Status
- Financial Health
- Financial Outlook

- Please contact me any concerns or questions



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Nominations – Association Directors

- Four (4) positions to fill by election at this year's Members Meeting
- Election Balloting
 - Two (2) positions for 1 year – Appointee Mid-Term
 - Two (2) positions for 2 year – Expiring Term
- Starting Next Year (2024) - *Bylaws revision is currently underway*
 - Nominations and Voting occurs before Annual meeting
 - Voting results announced at annual meeting

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Nominations – Association Directors



NOMINATIONS



ARE OPEN

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Vote – Association Directors



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Thank You



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Comments, Feedback and Questions



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Next Meeting – Thursday, Sep 14th at 7 PM

- Sep 14th Meeting's Agenda (*online and via phone – see website*)
 - Meeting Called to Order
 - Opening Remarks
 - Special Presentation by World Golf Village Alliance -
 - Review and Acceptance of Minutes
 - Reports of Officers, Committees, and Community Manager
 - President
 - Treasurer
 - ARC Committee
 - SRV Committee
 - Community Manager
 - Unfinished Business
 - New Business
 - Open to those attending for comments, feedback and questions
 - Closing Remarks
 - Adjournment

> *Motion to Adjourn*



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Thank You for Attending



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