

CEDAR BEND AT MEADOW WOODSHOMEOWNERS' ASSOCIATION, INC.

Monthly Board of Director's Meeting

January 21, 2016 – Minutes draft

Call to Order: President Kevin McFall called the meeting to order at 6:15 PM at the Leland Office. Kevin called Roll Call: President Kevin McFall, Vice President Manuel Rodriguez, Directors, Rafman Gafoor, Arthur Olsen, Rick Lint and CMCA Brenda Languis were present. The sign was posted on site satisfying Fl. Statute that the meeting was posted 48 hours in advance. There was a quorum of the Board.

The minutes of the November meeting were not available. Kevin reviewed the financials with the Board, commenting that receivables are coming down, the Treasurer's report was accepted.

ARB applications were reviewed and approved for 2143 fence and paint applications for 14825, 14538, 14715 14612 and 1533.

Rick said the lighting at the front entrance was moving ahead and should be done soon. He said there are two fixtures short, they were not planned. He is making arrangements to have the gas line installed in case the fixtures are ordered. He does not feel they are needed at this time.

Art asked the Board to revisit Lake Fountain's proposal for a fountain in the pond near 1424 CLD. After review, Art moved to approve Lake Fountain's Order Number B29918-A in the amount of \$10,439 plus colored shields for both fountains (price to be submitted) and the electrical to install the fountain not to exceed \$6,000. Total cost not to exceed \$17,500. Rafman seconded the motion. The motion carried.

The Speed bump repair is still open Rick is working on getting repaired, plus sign missing. Rick working with Chris on signage. Manny is working on getting the camera video system working.

Manny moved to approve \$1,000 to purchase pool furniture from another association. The furniture is plentiful and in good shape. It needs to be cleaned. Rafman seconded the motion. The motion carried. Discussion followed that a larger storage unit would be needed. Brenda to make arrangements for a larger unit.

It was noted that there is an opening in the back of the pool fence. Brenda to contact Midstate Fence to come out and make the repair or submit an estimate.

All appears to be happy with security. The new trash cans and size was discussed. A prototype of an enclosure that might help the residents to be submitted.

The Board approved Premier's request to purchase American Flags to hang on the light poles once the holiday flags are removed. The proposal was for 80 flags \$1,900 plus tax.

The Board moved to approve Mr. Jean's, 1920 CLD, request for reimbursement in the amount of \$250 for a tow that occurred when the owner was moving into his home.

The next Board meeting to be held on the third Thursday of the month, February 18, at 6:15 PM.

There being no further business to discuss, the meeting adjourned at 7:10 pm.

Respectfully submitted,
Brenda Languis, LCAM,
For Cedar Bend Board of Directors

CEDAR BEND AT MEADOW WOODS
HOMEOWNERS' ASSOCIATION, INC.
Monthly Board of Director's Meeting
February 18, 2016 – Minutes

Call to Order: President Kevin McFall called the meeting to order at 6:08 PM at the Leland Office. Kevin called Roll Call: President Kevin McFall, Vice President Manuel Rodriguez, Directors, Rafman Gafoor, Arthur Olsen, Rick Lint and CMCA Brenda Languis were present. The sign was posted on site satisfying Fl. Statute that the meeting was posted 48 hours in advance. There was a quorum of the Board.

The minutes of the January meeting were approved. Kevin reviewed the financials with the Board, commenting that receivables are coming down, the Treasurer's report was accepted.

ARB applications were reviewed and approved for 1715 pavers, 14825 and 1467 approved for paint,

Rick said the lighting at the front entrance 95% done. There were some permitting issues that he is in the process of resolving. He mentioned that he was two lights short; the cost to be approximately \$1,000. After discussion, Rick moved to approve fund, not to exceed \$1,100 for two light fixtures, stating that the propane tanks were in place to cover the lights, Manny seconded the motion. The motion carried.

Safety/Security was discussed. No change at this time.

Manny is working on getting the camera video system working, Brighthouse is not responding to his calls. Manny confirmed that the cameras are working.

A larger storage unit was secured to store the pool furniture and holiday decorations.

Pool fence damaged and in need of repair. One bid was secured from Midstate Fence for the pool fence that is damaged. The bid for the repair \$840 and for a new fence was \$12,216. The Board asked Brenda to contact two other fence companies. Florida Fence Outlet confirmed an appointment for 3/24 at 2:30

The new trash cans and size was discussed. A prototype of an enclosure that might help the residents is needed; Rick said he would try to get something designed. Brenda to ask Chris if he can build a prototype.

The American flags are hung and Brenda reported good comments received.

Resealing the road was discussed. Brenda submitted the estimates she received from Driveway Maintenance and All State Paving. The Board asked that Manny review the scope of work and work with Brenda to assure that the bids are in line and scope of work is well defined.

The next Board meeting to be held on the third Thursday of the month, March 17 at 6:15 PM.

There being no further business to discuss, the meeting adjourned at 6:48 pm. General discussion continued until 7 PM.

Respectfully submitted,
Brenda Languis, LCAM,
For Cedar Bend Board of Directors

CEDAR BEND AT MEADOW WOODS
HOMEOWNERS' ASSOCIATION, INC.
Monthly Board of Director's Meeting
March 17, 2016 – Minutes

Call to Order: President Kevin McFall called the meeting to order at 6:08 PM at the Leland Office. Kevin called Roll Call: President Kevin McFall, Vice President Manuel Rodriguez, Directors, Rafman Gafoor, Arthur Olsen, Rick Lint and CMCA Brenda Languis were present. The meeting notice is posted on the Cedar Bend web site plus the sign was posted on site satisfying Fl. Statute that the meeting was posted 48 hours in advance. There was a quorum of the Board.

The minutes of the February meeting were approved with appropriate changes. Kevin reviewed the financials with the Board. The Treasurer's report was accepted.

Board of Directors Organization – President/Treasurer - Kevin McFall, Vice President - Manny Rodriguez, Secretary Rick Lint. Directors: Rafman Gafoor and Art Olsen,

ARB applications were reviewed and approved.

Safety/Security was discussed. Rick mentioned that the service provided by the sheriff department appeared not to be meeting expectations. Due to legal restrictions, the deputy cannot issue speeding tickets and has not been as visible as was expected. Brenda to request written reports/logs to be submitted. After further discussion the Manager to seek private security proposal(s). The signs are to be changed to 15 MPH throughout the community.

Cameras - Manny confirmed that the cameras are working, but he has not been able to reach bright house to find out about getting internet access to pool area.

Pool Fence - The Board approved the pool fence to be repaired by Manny, Rafman and Art, estimated cost to be around \$600. The Board approved installing rebar to repair the fence.

Lighting at front entrance – Rick reported that Sam's gas installed the tanks; they are smaller than planned, Sam's Gas will monitor the propane usage and fill tanks as needed.

Resealing the road - Rick Lint moved to approve. Nicholas marks Management Group's proposal in the amount not to exceed \$25,060.02. Exact price to be determined by measured quantities. Manny to oversee this project. Manny seconded the motion. The motion carried. Funds to be paid from Reserves

The next Board meeting to be held on the third Thursday of the month, April 21 at 6:15 PM.

There being no further business to discuss, the meeting adjourned at 6:48 pm. General discussion continued until 7 PM.

Respectfully submitted,
Brenda Languis, LCAM,
For Cedar Bend Board of Directors

CEDAR BEND AT MEADOW WOODS
HOMEOWNERS' ASSOCIATION, INC.
Monthly Board of Director's Meeting
April 21, 2016 – Minutes

Call to Order: President Kevin McFall called the meeting to order at 6:15 PM at the Leland Office. Roll Call: President Kevin McFall, Vice President Manuel Rodriguez, Directors, Rafman Gafoor, Arthur Olsen, Rick Lint and CMCA Brenda Languis were present. The meeting notice is posted on the Cedar Bend web site plus the sign was posted on site satisfying Fl. Statute that the meeting was posted 48 hours in advance. There was a quorum of the Board. Owners in attendance: Orlando Colon Joseph Vincent, John Hoyos, Randy Bravo, Larry Brummer.

The minutes of the March meeting were approved with correction regarding the camera and Manny trying reaching out to Bright house to find out about getting internet access to pool area.

Kevin reviewed the financials with the Board. The Treasurer's report was accepted.

Ten (10) ARB applications were reviewed and approved. They are: 14813, 14836, 14938, 14945, 1527, 2053, 2155, 2316, 2353, 1915.

Safety/Security was discussed. Overall opinion is that the Deputy is doing a good job. The signs are to be changed to 15 MPH throughout the community and at the entrance that says 25 MPH. No trespassing notices are being issued at the pool by the deputy.

Pool Fence – Pool fence to be repaired by Manny and Rafman.

Tot Lot – Rafman and Manny working with First Class to increase the lot size.

Lighting at front entrance – Rick reported that there is an automatic shut off should something go wrong with the propane tanks.

Resealing the road – This project was rescheduled to start April 25, 2016. Per Manny, the paved gutters by the side of the road to be cleaned after the re-sealing project is finished.

Landscaping – rings are being placed around the trees to help prevent the weed wacker from hitting the tree trunk.

Speed Devices – there was a brief discussion about the number of speed bumps and an owner requested that some be removed. The Board felt that the speed devices are helping the community and no action was to be taken at this time

The next Board meeting to be held on the third Thursday of the month, May 26 at 6:15 PM.

There being no further business to discuss, the meeting adjourned at 7:18 pm. General discussion continued until 7:45.

Respectfully submitted,
Brenda Languis, LCAM,
For Cedar Bend Board of Directors

CEDAR BEND AT MEADOW WOODS
HOMEOWNERS' ASSOCIATION, INC.
Monthly Board of Director's Meeting – Draft
May 19, 2016 – Minutes

Call to Order: President Kevin McFall called the meeting to order at 6:05 PM at the Leland Office.

Roll Call: President Kevin McFall, Vice President Manuel Rodriguez, Directors, Rafman Gafoor, Arthur Olsen, Rick Lint and CMCA Brenda Languis were present.

The meeting notice is posted on the Cedar Bend web site plus the sign was posted on site satisfying Fl. Statute that the meeting was posted 48 hours in advance. There was a quorum of the Board.

The minutes of the April meeting were approved.

Kevin reviewed the financials with the Board. The Treasurer's report was accepted.

ARB applications were reviewed and approved. They are: 14920, 14642 and 2023.

Safety/Security was discussed and the residents feel it is a help to have the Orange County Deputy and vehicle's presence seen. The Pool fence is repaired. The gate maintenance contract was discussed. Brenda to verify if there is one in place.

Tot Lot – Rafman and Manny working with First Class to formulate a plan to increase the lot size and researching a plan for a pavilion.

Resealing the road –The project is going well and overall looks good.

Flags – Chris is picking up the flags that fell and is researching a stronger bracket. Chris said it was not just the bracket but OUC's truck was hitting the bracket when they picked up the trash cans.

Fountains – the second fountain is installed and positive feedback. A third fountain is planned for 2017. Art is gathering information.

Two more benches are to be ordered for the pond behind 1424 Cedar Lake Drive.

The next Board meeting to be held on the third Thursday of the month, June 16 at 6:15 PM.

There being no further business to discuss, the meeting adjourned at 7:18 pm. General discussion continued until 7:25.

Respectfully submitted,
Brenda Languis, LCAM,
For Cedar Bend Board of Directors

CEDAR BEND AT MEADOW WOODS
HOMEOWNERS' ASSOCIATION, INC.
Monthly Board of Director's Meeting
June 16, 2016 – Minutes

Call to Order: President Kevin McFall called the meeting to order at 6:03 PM at the Leland Office.

Roll Call: President Kevin McFall, Vice President Manuel Rodriguez, Directors, Rafman Gafoor, Arthur Olsen, Rick Lint and CMCA Brenda Languis were present.

The meeting notice was posted on the Cedar Bend web site plus the sign was posted on site satisfying Fl. Statute that the meeting was posted 48 hours in advance. There was a quorum of the Board.

The minutes of the May meeting to be approved at the June meeting.

Kevin reviewed the financials with the Board. The Treasurer's report was accepted.

ARB applications were reviewed and approved.

Safety/Security Board verified that the deputy is present and a help to community. The gate maintenance contract was discussed. Brenda brought contract to meeting. It is basic 4 visits a year maintenance, repair calls extra. Rick to work with Chris re painting the backs of signs. Rick to take care of fastening down the speed bump that is broken. Board approved Manny to repair the gate and installing a camera pole total cost to be approximate 1,500, both jobs, Brenda received an estimate for \$2,400.

Landscaping and Tot Lot – Rafman and Manny working with First Class to formulate a plan to increase the lot size and researching a plan for a pavilion. Rafman and Art to check out "free" magnolia, crepe or oak trees or purchasing them to finish plantings on the streets not done. Board approved First Class Landscaping's proposal Option A, in the amount of \$823 to install 42 – 3-gallon Viburnum Suspension plants to separate the common area and the owner's lot by the mail box.

Pool – Art fixed the signs at the pool and meets the Prestige Pool service technician, Steve, a couple of times a month. Pool pump comp to be given to Art.

Resealing the road –The project done and looks good. Proposals for cleaning the gutters by sidewalk still pending.

Flags – on hold

Fountains –A third fountain is planned for 2017. Art is gathering information.

Brenda confirmed that she is ordering two more benches for the tot lot play area.

The next Board meeting will be the Annual Member's meeting to be held on the third Thursday of the month, July 21 at 6:15 PM.

There being no further business to discuss, the meeting adjourned at 6:47 pm. General discussion continued until 7:25.

Respectfully submitted,
Brenda Languis, LCAM,
For Cedar Bend Board of Directors

CEDAR BEND AT MEADOW WOODS
HOMEOWNERS' ASSOCIATION, INC.
Monthly Board of Director's Meeting
July 21, 2016 – Minutes -

Call to Order: President Kevin McFall called the meeting to order at 6:03 PM at the Leland Office.

Roll Call: President Kevin McFall, Vice President Manuel Rodriguez, Directors, Rafman Gafoor, Arthur Olsen and CMCA Brenda Languis were present. Rick Lint was absent.

The meeting notice was posted on the Cedar Bend web site plus the sign was posted on site satisfying Fl. Statute that the meeting was posted 48 hours in advance. There was a quorum of the Board.

The minutes of the May and June meetings were approved.

Kevin reviewed the financials with the Board. The Treasurer's report was accepted. ARB applications were reviewed and approved. They were: Screen enclosure for 1521 CLD, Vinyl fence 1533 CLD, paint home, fence and landscaping 2047 CLD,

Safety/Security

The Sheriff Department continues to patrol as scheduled. Lights were discussed and sensor lighting for around the pool. Kevin and Rafman evaluating and counting lights for the front of the cabana.

Landscaping and Tot Lot – Rafman and Manny working with First Class to formulate a plan to increase the lot size and researching a plan for a pavilion. Rafman and Art to check out "free" magnolia, crepe or oak trees or purchasing them to finish plantings on the streets not done.

Comments regarding the first pond; weeds and algae accumulating. Cleaning of the gutters along the road is being evaluated and a proposal to be submitted by Manny. Along with cleaning the sidewalks that are common area.

Flags – on hold; evaluating the type of fixture to hang the flags.

Fountains –A third fountain is planned.

The benches arrived and are in place at the tot lot.

The upcoming Christmas Social event was briefly discussed. This item to be added to the August Agenda.

The next Board meeting to be held on August 25, 2016.

There being no further business to discuss, the meeting adjourned at 7:10 pm. General discussion continued until 7:25.

Respectfully submitted,
Brenda Languis, LCAM,
For Cedar Bend Board of Directors

CEDAR BEND AT MEADOW WOODS
HOMEOWNERS' ASSOCIATION, INC.
Monthly Board of Director's Meeting
August 25 2016 – Minutes - Draft

Call to Order: President Kevin McFall called the meeting to order at 6:09 PM at the Leland Office.

Roll Call: President Kevin McFall, Vice President Manuel Rodriguez, Directors, Rafman Gafoor, Arthur Olsen, Rick Ling and CMCA Brenda Languis were present.

The meeting notice was posted on the Cedar Bend web site plus the sign was posted on site satisfying Fl. Statute that the meeting was posted 48 hours in advance. There was a quorum of the Board.

Manny moved to accept the July minutes as read; Rick seconded the motion. The motion carried.

Kevin reviewed the financials with the Board. The Treasurer's report was accepted.

ARB applications were reviewed and approved. They were: 14509 paint and 14813 landscaping and paint.

Safety/Security

The Sheriff Department continues to patrol as scheduled. Rattlesnake Security to attend the next meeting. Discussion followed to discontinue the deputy service until November 25.

Lights were discussed and sensor lighting for around the pool. Kevin and Rafman evaluating and counting lights for the front of the cabana. Work in progress.

Art bought the parts to repair the pedestrian gate and he and Kevin did the repair and secured the column. The Board approved reimbursing Art for the parts.

Landscaping and Tot Lot – Rafman and Manny working with First Class to formulate a plan to increase the lot size and researching a plan for a pavilion. Rafman and Art to check out "free" magnolia, crepe or oak trees or purchasing them to finish plantings on the streets not done. Work in progress

Bids are being solicited for cleaning of the gutters along the road.

Sam's propane gas service agreement was turned in to be filed in the official record file.

Flags – on hold; evaluating the type of fixture to hang the flags.

Fountain – Art moved that Lake Fountain's proposal in the amount of \$14,486 be approved; Kevin commented that the fountain was to be installed in the pond behind 14636 Cedar Brand Way. Rafman seconded the motion and it carried. Discussion followed on the lighting on the fountains; Art to check light color and make a recommendation.

The upcoming Christmas Social event was discussed and the date was set for December 17. Rafman to send the announcement to Brenda to post on the web page.

The next Board meeting to be held on September 15, 2016.

There being no further business to discuss, the meeting adjourned at 7:37 pm.

Respectfully submitted,
Brenda Languis, LCAM,
For Cedar Bend Board of Directors

CEDAR BEND AT MEADOW WOODS
HOMEOWNERS' ASSOCIATION, INC.
Monthly Board of Director's Meeting
September 2016 – Minutes - Draft

Call to Order: President Kevin McFall called the meeting to order at 6:12 PM at the Leland Office.

Roll Call: President Kevin McFall, Vice President Manuel Rodriguez, Directors, Rafman Gafoor, Arthur Olsen, owner M/MBarton, 2010 CGD, and CMCA Brenda Languis were present. Rick Lint was absent.

The Board of Directors meeting notice was posted on the Cedar Bend web site plus the sign was posted on site satisfying Fl. Statute that the meeting was posted 48 hours in advance. The 14 day Board of Director's Budget meeting notice and Budget was approved to be mailed to all owners of record. There was a quorum of the Board.

The August minutes to be approved at the September meeting.

Kevin reviewed the financials with the Board. The Treasurer's report was accepted.

ARB applications were reviewed and approved. They were: 14581 dish CBW, 1490, 2343 2037 paint requests were approved.

Safety/Security

The Manager confirmed that the Sheriff Department is not patrolling Cedar Bend per Board request. The Board asked Brenda to get the pool ring replaced. A comment that there were a few vehicles parked at the pool at night and that Universal Tow was to be notified.

Lights were discussed and sensor lighting for around the pool. Kevin and Rafman evaluating and counting lights for the front of the cabana. Work in progress.

Landscaping and Tot Lot –

Rafman and Manny working with First Class to formulate a plan to increase the lot size and researching a plan for a pavilion. Rafman and Art to check out "free" magnolia, crepe or oak trees or purchasing them to finish plantings on the streets not done. Work in progress

Bids are being solicited for cleaning of the gutters along the road. One received so far.

Flags – on hold; evaluating the type of fixture to hang the flags.

Fountain – the third fountain installed and colored light looks good.

The upcoming Christmas Social event was discussed and the date was set for December 17. Rafman to send the announcement to Nikki/ Brenda to post on the web page. Who will be "Santa" was discussed. Kevin said the have a volunteer.

The next Board meeting to be held on October 20, 2016

There being no further business to discuss, the meeting adjourned at 7:15 pm.

Respectfully submitted,
Brenda Languis, LCAM,
For Cedar Bend Board of Directors

CEDAR BEND AT MEADOW WOODS
HOMEOWNERS' ASSOCIATION, INC.
Monthly Board of Director's Meeting
October 2016 – Minutes - Draft #2

Call to Order: President Kevin McFall called the meeting to order at 6:13 PM at the Leland Office.

Roll Call: President Kevin McFall, Vice President Manuel Rodriguez, Directors, Rafman Gafoor, Rick Lint, Arthur Olsen, owners Michele Barnes and Joseph Groff, 2010 CGD, and CMCA Brenda Languis were present.

The Board of Directors meeting notice was posted on the Cedar Bend web site, the sign was posted on site and the 14 day Board of Director's Budget meeting notice was mailed to all owners of record satisfying Fl. Statute. There was a quorum of the Board.

Rafman moved to accept the August and September minutes; Art seconded the motion. The motion carried.

Kevin reviewed the financials with the Board. The Treasurer's report was accepted. Kevin reviewed the 2017 budget with the Board and answered questions. He commented that the monthly assessment has been the same since 2011. Art motioned that the 2017 Proposed Budget, in the amount of \$237,636 per year, be approved as mailed to the owners. Rafman seconded the motion, noting that the owner's monthly assessment remained at \$80.50 and the Management fee remained the same. The motion carried. ARB applications were reviewed and 2037 CPL and 1909 CLD paint requests were approved.

Safety/Security

The Board asked Brenda to set up a meeting with Rattlesnake Security. The Board feels security presence and safety are needed over the holidays.

Kevin and Rafman evaluating lighting for the front of the cabana. Work in progress 2017 project.

Landscaping and Tot Lot –

Rafman and Manny working with First Class to formulate a plan to increase the lot size and researching a plan for a pavilion. Rafman and Art to check out "free" magnolia, crepe, palm trees or oak trees OR the cost to purchase trees to finish plantings on the streets not done. Brenda commented that if she knew how many trees they wanted to plant, she could help gather costs. This is scheduled for a 2017 project. The plants at the front entrance are blocking the "deed restricted" wording and are to be removed. The area should have sod installed and some room left for annuals. Shrubs planted by the Tot Lot are not making it, too much water. Brenda to contact First Class regarding this. Rafman is reaching out to a contractor that he works with to trim the oak trees. He will send an email advising the cost. Bids are being solicited for cleaning of the gutters along the road. Flags – on hold; evaluating the type of fixture to hang the flags.

Fountain – the third fountain installed and colored light looks good.

The upcoming Holiday Social event was discussed. The date was changed to December 10. Rick motioned that \$2,500 advance be issued to Rafman to help cover the holiday event expenses, motion seconded by Art. Rafman to send the flyer announcement to the Board and to Nikki/Brenda to post on the web page. Art to help follow up on the flyer.

The next Board meeting to be held on November 17, 2016 and December 15, 2016

There being no further business to discuss, the meeting adjourned at 7:35 pm.

Respectfully submitted,
Brenda Languis, LCAM,
For Cedar Bend Board of Directors

CEDAR BEND AT MEADOW WOODS
HOMEOWNERS' ASSOCIATION, INC.
Monthly Board of Director's Meeting
November 2016 – Minutes – Draft

Call to Order: President Kevin McFall called the meeting to order at 6:10 PM at the Leland Office.

Roll Call: President Kevin McFall, Vice President Manuel Rodriguez, Directors, Rafman Gafoor, Rick Lint, Arthur Olsen and CMCA Brenda Languis were present.

The Board of Directors meeting notice was posted on the Cedar Bend web site, the sign was posted on site

The October and November minutes to be approved at the next meeting.

Kevin reviewed the financials with the Board. The Treasurer's report was accepted.

ARB applications were reviewed and approved.

Safety/Security

The Board met with Security and questions were answered.

Kevin and Rafman evaluating lighting for the front of the cabana. Work in progress 2017 project.

Maintenance:

Pressure Washing side of road/gutters, sidewalks around common area bids are being solicited.

Landscaping and Tot Lot –

Rafman and Manny working with First Class to formulate a plan to increase the lot size and researching a plan for a pavilion. Rafman and Art to check out "free" magnolia, crepe, palm trees or oak trees OR the cost to purchase trees to finish plantings on the streets not done. Brenda commented that if she knew how many trees they wanted to plant, she could help gather costs. This is scheduled for a 2017 project. Rafman is reaching out to a contractor that he works with to trim the oak trees. He will send an email advising the cost.

The upcoming Holiday Social event was discussed.

The next Board voted not to meet in December due to the Holiday Social. The next meeting to be held the third Thursday of the month, January 19, 2017.

There being no further business to discuss, the meeting adjourned at 7:25 pm.

Respectfully submitted,
Brenda Languis, LCAM,
For Cedar Bend Board of Directors

**CEDAR BEND AT MEADOW WOODS
HOMEOWNERS' ASSOCIATION, INC.**

**MINUTES –
ANNUAL MEETING
ORGANIZATIONAL MEETING**

**July 21, 2016
Leland Management Office**

1. Call to Order:
The meeting was called to order at 6:15 pm
2. Roll Call:
President Kevin McFall, Vice President Manuel Rodriguez, Rafman Gafoor, Arthur Olsen and LCAM Brenda Languis were present. Rick Lint was absent.
3. Proof of Notice:
The notice was mailed to all owners of record and posted in the Community.
4. Quorum –
There was not a quorum of members
5. Meeting Adjournment –
As there was not a quorum, the President adjourned the meeting at 6:20 pm

ORGANIZATIONAL MEETING

The existing Board remained in place; they are:
Kevin McFall – President
Manuel Rodriguez – Vice President
Rick Lint – Secretary
Treasurer – Art Olsen
Director:
Rafman Gafoor

The monthly Board of Directors meeting followed the adjournment of the Organizational Meeting.

CEDAR BEND AT MEADOW WOODS HOMEOWNERS' ASSOCIATION, INC.
Monthly Board of Director's Meeting
January 19, 2017 Minutes – Draft

Call to Order: President Kevin McFall called the meeting to order at 6:10 PM at the Leland Office.

Roll Call: President Kevin McFall, Vice President Manuel Rodriguez, Directors, Rafman Gafoor, Rick Lint, Arthur Olsen and CMCA Brenda Languis were present.

The Board of Directors meeting notice was posted on the Cedar Bend web site, the sign was posted on site

The October and November minutes were approved.

Kevin reviewed the financials with the Board. The Treasurer's report was accepted.

ARB application for 1648 CLD was reviewed and approved.

Safety/Security

The Board met with Security and questions were answered. Comment that vehicles were "burning wheels" at the front entrance. Security wasn't on the schedule at that time.

Kevin and Rafman evaluating lighting for the front of the cabana. Work in progress 2017 project.

Maintenance:

Pressure Washing side of road/gutters, sidewalks around common area bids are being solicited.

The gates need to be painted. Board to determine if this is a project they are going to take on. The Pedestrian gate on entrance left hand side bracket is broken, Kevin and Art to work on getting the part and the repair.

The pickets were broken on the entrance gate. Metro Gates submitted a bid for \$845.

The Board discussed the current pool service contract and agreed that Prestige pool was not performing their duties up to expectation and terminated the contract effective 30-day notice or (2/28/17). Art moved that the contract for pool service be signed as submitted from Premier Property Maintenance. Service to start March 1, 2017. The motion was seconded by Rafman, motion carried and Kevin McFall signed the contract.

The Board agreed to contract with Kevin McFall for removal and disposal of the dog waste from the four stations in the community and to help pick up the trash at the front entrance.

Chris to contact Rick Lint re street signs; Rick is home on Mondays. Chris # is 407 401 2711.

Landscaping and Tot Lot –

Rafman and Art are getting measurements for the playground expansion.

Work in Progress: Rafman and Manny working with First Class to formulate a plan to increase the lot size and researching a plan for a pavilion. Rafman and Art to check out "free" magnolia, crepe, palm trees or oak trees OR the cost to purchase trees to finish plantings on the streets not done. Brenda commented that if she knew how many trees they wanted to plant, she could help gather costs. Rafman is reaching out to a contractor that he works with to trim the oak trees. He will send an email advising the cost.

GENERAL:

Positive comments about the Holiday Social. The presents were well-received. It was noted that someone was driving on the easement on side of the house at 2058 CGD.

The next meeting to be held the third Thursday of the month, February 16, 2017. There being no further business to discuss, the meeting adjourned at 7:25 pm.

Respectfully submitted,
Brenda Languis, LCAM

CEDAR BEND AT MEADOW WOODS HOMEOWNERS' ASSOCIATION, INC.
Monthly Board of Director's Meeting
February 16, 2017 Minutes –

Call to Order: President Kevin McFall called the meeting to order at 6:01 PM at the Leland Office.

Roll Call: President Kevin McFall, Vice President Manuel Rodriguez, Directors, Rafman Gafoor, Rick Lint, Arthur Olsen and CMCA Brenda Languis were present.

The Board of Directors meeting notice was posted on the Cedar Bend web site, the sign was posted on site

Rafman made a motion to approve the January Minutes, Manny seconded; all were in favor. The minutes were approved.

Kevin reviewed the financials with the Board. The Treasurer's report was accepted.

There were no ARB applications presented for approval.

Safety/Security

Security is on site and their presence is commented on by residents.

Kevin and Rafman evaluating lighting for the front of the cabana. Work in progress 2017 project.

Maintenance:

Manny to measure the valley gutters around the side of the road so that a bid for Pressure Washing around common area bids can be solicited. The entrance pedestrian and pool entrance gates were painted. Board to determine if this is a project they are going to take on. The Pedestrian gate on entrance left hand side bracket was repaired by Art and Kevin. The pickets were also straightened. Metro Gates submitted a bid for \$845 for this work. The Board saved money for the association.

Premier Renovators started the pool service per his contract; effective March 1, 2017. Kevin is performing maintenance duties on the dog stations. Chris to contact Rick Lint re street signs; Rick is home on Mondays. Chris # is 407 401 2711.

Landscaping and Tot Lot –

Rafman and Art are getting measurements for the playground expansion.

Work in Progress: Rafman and Manny working with First Class to formulate a plan to increase the lot size and researching a plan for a pavilion. Rafman and Art to check out "free" magnolia, crepe, palm trees or oak trees OR the cost to purchase trees to finish plantings on the streets not done. Brenda commented that if she knew how many trees they wanted to plant, she could help gather costs. Rafman is reaching out to a contractor that he works with to trim the oak trees. He will send an email advising the cost.

GENERAL:

The next meeting to be held the third Thursday of the month, March 16, 2017. There being no further business to discuss, the meeting adjourned at 7:10 pm.

Respectfully submitted,
Brenda Languis, LCAM

CEDAR BEND AT MEADOW WOODS HOMEOWNERS' ASSOCIATION, INC.
Monthly Board of Director's Meeting
March 30, 2017 Minutes – Draft

Call to Order: President Kevin McFall called the meeting to order at 6:05 PM at the Leland Office.

Roll Call: President Kevin McFall, Vice President Manuel Rodriguez, Directors, Rafman Gafoor, Rick Lint, Arthur Olsen and CMCA Brenda Languis were present. There was a quorum with all Board members present.

The Board of Directors meeting notice was posted on the Cedar Bend web site, the sign was posted on site

Rafman made a motion to approve the February Minutes, Manny seconded; all in favor. The minutes were approved.

Kevin reviewed the financials with the Board. The Treasurer's report was accepted.

ARB application for 1538 CLD-paint was approved.

Safety/Security

Security is on site and their presence is visible.

Kevin and Rafman evaluating lighting for the front of the cabana. Work in progress 2017 project.

Maintenance:

Manny to measure the valley gutters around the side of the road so that a bid for Pressure Washing around common area bids can be solicited. The entrance pedestrian and pool entrance gates need to be painted. Board to determine if this is a project they are going to take on.

Chris to contact Rick Lint re street signs; Rick is home on Mondays. Chris # is 407 401 2711.

Landscaping and Tot Lot –

Work in Progress:

- Rafman and Manny working with First Class to formulate a plan to increase the lot size and researching a plan for a pavilion.
- Rafman and Art to check out "free" magnolia, crepe, palm trees or oak trees OR the cost to purchase trees to finish plantings on the streets not done. Brenda commented that if she knew how many trees they wanted to plant, she could help gather costs. Rafman is reaching out to a contractor that he works with to trim the oak trees. He will send an email advising the cost.
- Pool deck and bathroom floors need pressure washing and staining –Approximate cost is \$1,700. Kevin and Art to take this project on and have done before Memorial Day weekend.
- The pool needs a life ring, Kevin to check into purchasing a coast guard life ring.
- Request to have the palm tree trimmed by the camera.

GENERAL:

Request to have Universal visit the community more often and tow vehicles that are parking on the grass at night, commercial vehicles are to be towed and cars parked at the pool are to be towed.

The next meeting to be held the third Thursday of the month, March 30, 2017.

There being no further business to discuss, the meeting adjourned at 6:35 pm.

Respectfully submitted,
Brenda Languis, LCAM

CEDAR BEND AT MEADOW WOODS HOMEOWNERS' ASSOCIATION, INC.
Monthly Board of Director's Meeting
APRIL 20, 2017 Minutes

Call to Order: President Kevin McFall called the meeting to order at 6:17 PM at the Leland Office.

Roll Call: President Kevin McFall via speaker phone, Vice President Manuel Rodriguez, Directors, Rick Lint, Arthur Olsen and CMCA Brenda Languis were present. Rafman Gafoor was absent. There was a quorum.

The Board of Directors meeting notice was posted on the Cedar Bend web site, the sign was posted on site

ART made a motion to approve the March Minutes, Kevin seconded; all in favor. The minutes were approved.

Kevin reviewed the financials with the Board. The Treasurer's report was accepted. Kevin researching 1431 CLD request to waive collection fees,

ARB application approved for 2341CGD paint scheme #17.

Safety/Security

Security contract cancelled for now. BOD to evaluate bringing back for Holidays, etc.

Kevin and Rafman evaluating lighting for the front of the cabana. Work in progress 2017 project.

Rick mentioned that the Gate squeaks quite a bit; Art said he will grease it and advise if the gate needs outside service.

Maintenance:

Manny to measure the valley gutters around the side of the road so that a bid for Pressure Washing around common area bids can be solicited. The entrance pedestrian and pool entrance gates need to be painted. Board to determine if this is a project they are going to take on Art/Kevin researching where to purchase Channel Drain for pool. Brenda suggested Spies Pool may have them. Kevin to order dog stations and bags for the containers.

Chris ordered posts for the signs. He will be installing the posts and signs soon. He is working with Rick.

Landscaping and Tot Lot –

Work in Progress:

- Rafman and Manny formulating a plan to increase the lot size and researching a plan for a pavilion.
- Rafman and Art to check out "free" magnolia, crepe, palm trees or oak trees OR the cost to purchase trees to finish plantings on the streets not done. Brenda commented that if she knew how many trees they wanted to plant, she could help gather costs. Rafman is reaching out to a contractor that he works with to trim the oak trees. He will send an email advising the cost.
- Board approved Kevin and Art to pressure wash and stain pool deck and bathroom floors—Approximate cost is \$1,700.
- The pool needs a life ring, Kevin to check into purchasing a coast guard life ring.
- Request to have the palm tree trimmed by the camera.

GENERAL:

Request to have Universal visit the community more often and tow vehicles that are parking on the grass at night, commercial vehicles are to be towed and cars parked at the pool are to be towed.

The next meeting to be held the third Thursday of the month May 18, 2017.

There being no further business to discuss, the meeting adjourned at 6:35 pm.

Respectfully submitted,

CEDAR BEND AT MEADOW WOODS HOMEOWNERS' ASSOCIATION, INC.

Monthly Board of Director's Meeting

May 25, 2017 Minutes

Call to Order: President Kevin McFall called the meeting to order at 6:05 PM at the Leland Office.

Roll Call: President Kevin McFall; Treasurer Art Olsen, Secretary Rick Lint, Director Rafman Gafoor and CMCA Brenda Languis were present. Vice President Manual Rodriguez was absent. There was a quorum.

The Board of Directors meeting notice was posted on the Cedar Bend web site, the sign was posted on site

Art made a motion to approve the April Minutes, Rafman seconded; all in favor. The minutes were approved.

Kevin reviewed the financials with the Board. The Treasurer's report was accepted. The Board denied owner's request 1431 to settle the delinquency in the amount of \$1,000, asking that the debt be paid within two weeks or send back to the attorney for collection. An owner from 2031 Cedar Park Lane was at the meeting and asked permission to leave the BHH in the driveway. Board gave temporary permission stating that they will monitor the situation to see how many appear in the community driveways and safety issues as far as playing in the street etc.

Safety/Security

Kevin and Rafman evaluating lighting for the front of the cabana. Work in progress 2017 project.

Rick mentioned that the Gate squeaks quite a bit; Art said he will grease it and advise if the gate needs outside service.

Maintenance

Manny to measure the valley gutters around the side of the road so that a bid for Pressure Washing around common area bids can be solicited. The entrance pedestrian and pool entrance gates need to be painted. Board to determine if this is a project they are going to take on. Art/Kevin researching where to purchase Channel Drain for pool. Brenda suggested Spies Pool may have them.



Chris ordered posts for the signs. He will be installing the posts and signs soon. He is working with Rick.

Kevin and Art pressure washed and stained the pool deck and rest rooms. The palm tree by the camera was trimmed. Shubs by the tot lot are being replaced.

Landscaping and Tot Lot

The Board asked that a letter of concern be sent to First Class Landscaping and bids be solicited.

Work in Progress:

- Rafman and Manny formulating a plan to increase the lot size and researching a plan for a pavilion.
- Rafman and Art to check out "free" magnolia, crepe, palm trees or oak trees OR the cost to purchase trees to finish plantings on the streets not done. Brenda commented that if she knew how many trees they wanted to plant, she could help gather costs. Rafman is reaching out to a contractor that he works with to trim the oak trees. He will send an email advising the cost.
- The pool needs a life ring, Kevin to check into purchasing a coast guard life ring.

GENERAL.

The next meeting to be held the third Thursday of the month July 20, 2017. This is the Annual Member's meeting as well. Notices to owner's will be mailed.

There being no further business to discuss, the meeting adjourned at 6:45 pm.

Respectfully submitted,
Brenda Languis, LCAM

CEDAR BEND AT MEADOW WOODS HOMEOWNERS' ASSOCIATION, INC.
Monthly Board of Director's Meeting
JUNE 2017 Minutes

There was no meeting in JUNE 2017..

CEDAR BEND AT MEADOW WOODS HOMEOWNERS' ASSOCIATION, INC.
Monthly Board of Director's Meeting
JULY 20, 2017 Minutes

Call to Order: President Kevin McFall called the meeting to order at 6:17 PM at the Leland Office.

Roll Call: President Kevin McFall; Vice President Manual Rodriguez, Treasurer Art Olsen, Secretary Rick Lint, Director Rafman Gafoor and CMCA Brenda Languis were present. There was a quorum.

The Board of Directors meeting notice was posted on the Cedar Bend website, the sign was posted on site. There was not a quorum of members for the Annual Meeting; therefore, the existing Board remained seated. The monthly Board of Directors meeting was called to order.

Art made a motion to approve the May Minutes, Rafman seconded; all in favor. The minutes were approved. Kevin asked that the record reflect that there was not a June BOD meeting.

Kevin reviewed the financials with the Board. The Treasurer's report was accepted

Safety/Security

Kevin and Rafman evaluating lighting for the front of the cabana. Work in progress 2017 project.

Maintenance

Manny to measure the valley gutters around the side of the road so that a bid for Pressure Washing around common area bids can be solicited. The entrance pedestrian and pool entrance gates need to be painted. Board to determine if this is a project they are going to take on. Art/Kevin researching where to purchase Channel Drain for pool. Brenda suggested Spies Pool may have them.

Landscaping and Tot Lot

Board researching scope of work and possibly bidding in house. Replacement shrubs are needed for front entrance, pool area and near tot lot.

Work in Progress:

- Rafman and Manny formulating a plan to increase the lot size and researching a plan for a pavilion.
- Rafman and Art to check out "free" magnolia, crepe, palm trees or oak trees OR the cost to purchase trees to finish plantings on the streets not done. Brenda commented that if she knew how many trees they wanted to plant, she could help gather costs. Rafman is reaching out to a contractor that he works with to trim the oak trees. He will send an email advising the cost.
- The pool needs a life ring, Kevin to check into purchasing a coast guard life ring.
- Kevin is working with an owner in the community to repair sidewalks at 1951 and 14751. There may be more.

GENERAL.

The next meeting date was changed to TUESDAY, AUGUST 22, 2017. All other meetings to be held the third Thursday of the month.

There being no further business to discuss, the meeting adjourned at 7:30 pm.

Respectfully submitted,
Brenda Languis, LCAM

**CEDAR BEND AT MEADOW WOODS
HOMEOWNERS' ASSOCIATION, INC.**

**MINUTES –
ANNUAL MEETING
ORGANIZATIONAL MEETING**

**July 20, 2017
Leland Management Office**

1. Call to Order:
The meeting was called to order at 6:15 pm
2. Roll Call:
President Kevin McFall, Vice President Manuel Rodriguez, Rafman Gafoor, Arthur Olsen, Rick Lint and LCAM Brenda Languis were present.
3. Proof of Notice:
The notice was mailed to all owners of record and posted in the Community.
4. Quorum –
There was not a quorum of members
5. Meeting Adjournment –
As there was not a quorum, the President adjourned the meeting at 6:22 pm

ORGANIZATIONAL MEETING

The existing Board remained in place:
Kevin McFall – President
Manuel Rodriguez – Vice President
Rick Lint – Secretary
Treasurer – Art Olsen
Director:
Rafman Gafoor

The monthly Board of Directors meeting followed the adjournment of the Organizational Meeting.

CEDAR BEND AT MEADOW WOODS HOMEOWNERS' ASSOCIATION, INC.
Monthly Board of Director's Meeting
AUGUST 22, 2017 Minutes - Draft

Call to Order: President Kevin McFall called the meeting to order at 6:07 PM at the Leland Office.

Roll Call: President Kevin McFall; Vice President Manual Rodriguez, Treasurer Art Olsen, Secretary Rick Lint, Director Rafman Gafoor and CMCA Brenda Languis were present. There was a quorum.

The Board of Directors meeting notice was posted on the Cedar Bend website, the sign was posted on site.

Art made a motion to approve the July Minutes, Rafman seconded; all in favor. The minutes were approved.

Kevin reviewed the financials with the Board. The Treasurer's report was accepted

Safety/Security

Kevin and Rafman evaluating lighting for the front of the cabana.

Maintenance

Manny to measure the valley gutters around the side of the road so that a bid for Pressure Washing around common area bids can be solicited. The entrance pedestrian and pool entrance gates need to be painted. Board to determine if this is a project they are going to take on. Art/Kevin researching where to purchase Channel Drain for pool. Brenda suggested Spies Pool may have them.

After discussion regarding landscaping issues, Rafman moved to terminate First Class Landscaping contract effective October 1, 2017 (30 day notice) Art seconded the motion; the motion carried. Manny moved to approve the landscaping company, Speqtire, Inc., contract in the amount of \$1,700 a month. Rafman seconded the motion; the motion carried. Kevin McFall abstained. The Board acknowledged that a resident is the owner of Speqtire.

Manny to contact AT&T to resolve the outstanding bills and overcharging.

Landscaping and Tot Lot

Board researching scope of work and possibly bidding in house. Replacement shrubs are needed for front entrance, pool area and near tot lot.

Work in Progress:

- Rafman and Manny formulating a plan to increase the lot size and researching a plan for a pavilion.
- Rafman and Art to check out quantity needed for either magnolia, crepe, palm trees or oak trees and the cost to purchase the trees to finish plantings on the streets not done. Brenda commented that if she knew how many trees they wanted to plant, she could help gather costs. Rafman is reaching out to a contractor that he works with to trim the oak trees. He will send an email advising the cost.
- Kevin is working with an owner "Raymond" in the community to repair sidewalks at 1951 and 14751. There may be more. This may be an insurance liability.

GENERAL.

The next meeting date is September 28, 2017. All other meetings to be held the third Thursday of the month.

There being no further business to discuss, the meeting adjourned at 7:30 pm.

Respectfully submitted,
Brenda Languis, LCAM

CEDAR BEND AT MEADOW WOODS HOMEOWNERS' ASSOCIATION, INC.
Board of Director's Meeting - SEPTEMBER 28, 2017 Minutes - Draft

Call to Order: **President Kevin McFall called the meeting** to order at 6:15 PM at the Leland Office.

Roll Call: President Kevin McFall; Vice President Manual Rodriguez, Treasurer Art Olsen, Secretary Rick Lint, Director Rafman Gafoor and CMCA Brenda Languis were present. There was a quorum. Kevin was available via speaker phone. The Board of Directors meeting notice was posted on the Cedar Bend website and the sign was posted on site.

Art made a motion to approve the August Minutes, Rafman seconded; all in favor. The minutes were approved.

Kevin reviewed the financials with the Board. The Treasurer's report was accepted. Manny contacted AT&T and they advised him that it would take two cycles for the credit to reflect in the billing.

Art moved to approve Freestyle Pool estimate for pool repairs/filters in the amount of \$1,322. Rafman seconded the motion.

Rafman moved to give the Manager, Brenda Languis, permission to approve invoices not to exceed \$4,500 for hurricane expenses. Art seconded the motion; the motion carried.

Rick moved to approve Manny to coordinate pouring the slab for the Pergolas at the pool.

Safety/Security

Kevin and Rafman evaluating lighting for the front of the cabana. The lights at the entrance signs are broke, it is believed the kids step on the light fixtures. **Rick** is looking into type of light needed and will advise the Board. Manny to cap off lights and find LED lights.

Maintenance

Manny to measure the valley gutters around the side of the road so that a bid for Pressure Washing around common area bids can be solicited. The entrance pedestrian and pool entrance gates need to be painted. Board to determine if this is a project they are going to take on. Art/Kevin researching where to purchase Channel Drain for pool. Brenda suggested Spies Pool may have them.

Landscaping and Tot Lot

Work in Progress:

- Rafman and Manny formulating a plan to increase the Tot Lot size and researching a plan for a pavilion.
- Rafman and Art to check out quantity needed and what type of tree is recommended: magnolia, crepe, palm trees or oak trees and the cost to purchase trees to finish planting on the streets not done. Brenda commented that if she knew how many trees they wanted to plant, she could help gather costs. Rafman is reaching out to a contractor that he works with to trim the oak trees. He will send an email advising the cost.
- Kevin is working with an owner "Raymond" in the community to repair sidewalks at 1951 and 14751. There may be more. This may be an insurance liability. Raymond is aware and to advise Kevin the timing of this project.

GENERAL.

The next meeting date is October 19, 2017. All other meetings to be held the third Thursday of the month. There being no further business to discuss, the meeting adjourned at 7:30 pm.

Respectfully submitted, Brenda Languis, LCAM, for Association Secretary

CEDAR BEND AT MEADOW WOODS HOMEOWNERS' ASSOCIATION, INC.
Board of Director's Meeting –OCTOBER 19, 2017 Minutes -

Call to Order: President Kevin McFall called the meeting to order at 6:00 PM at the Leland Office.

Roll Call: President Kevin McFall; Vice President Manual Rodriguez, Treasurer Art Olsen, Secretary Rick Lint, Director Rafman Gafoor and CMCA Brenda Languis were present. There was a quorum. Kevin was available via speaker phone. The Board of Directors meeting notice was posted on the Cedar Bend website and the sign was posted on site.

The September minutes to be approved at the November meeting.

Kevin reviewed the financials with the Board. The Treasurer's report was accepted. Rafman moved to approve The 2018 Proposed budget as submitted and mailed to the owners of record. Art seconded the motion; the motion carried, noting that the monthly assessment remains the same \$80.50 (\$237,636 a year), the management fee remained the same \$16,236 a year or \$1,353 a month.

Rafman moved to approve a check to be issued to Rick Lint in the amount of \$2,500 to cover out of pocket expenses for the Holiday Social December 16. Rick to keep receipts and submit prior to the end of the year.

Manny moved to approve a check to be issued to Rafman Gafoor in the amount of \$3,000 to cover out of pocket expenses for the Playground/Tot Lot Project. Art seconded the motion; motion carried. Estimated cost of this project to be \$4,500.

The Board and neighborhood kids are to decorate the front entrance and pool area for the Holidays. The date of the Holiday Social is set for December 16, 2017. TIME TO BE CONFIRMED. Brenda to send copies of the Notice to Owners for the Holiday social so that it can be posted on the web.

Safety/Security

Kevin and Rafman evaluating lighting for the front of the cabana. The lights at the entrance signs are broke, it is believed the kids step on the light fixtures. Rick is looking into type of light needed and will advise the Board.

Manny to cap off lights and find LED lights. Rick reported that due to hurricane Irma street signs were damaged and were removed. He is getting new signs. Kevin asked if we needed a sign for the pool area stating NO PETS ALLOWED. The sign that is posted already states the pet rule. No decision.

Maintenance

Rafman getting sod for areas need for the pool renovation

Manny to measure the valley gutters around the side of the road so that a bid for Pressure Washing around common area bids can be solicited. The entrance pedestrian and pool entrance gates need to be painted. Board to determine if this is a project they are going to take on. Art/Kevin researching where to purchase Channel Drain for pool. Brenda suggested Spies Pool may have them.

Landscaping and Tot Lot

Work in Progress:

- Rafman and Manny formulating a plan to increase the Tot Lot size.
- Rafman and Art to check out quantity needed and what type of tree is recommended: magnolia, crepe, palm trees or oak trees and the cost to purchase trees to finish planting on the streets not done.
- Kevin is working with an owner "Raymond" in the community to repair sidewalks at 1951 and 14751. There may be more. This may be an insurance liability. Raymond is aware and to advise Kevin the timing of this project.
- Discussion began regarding a possible dog walk near the mailbox area or behind the pool. Kevin working on this.

GENERAL.

The next meeting date is November 16, 2017. All meeting are to be held the third Thursday of the month. There being no further business to discuss, the meeting adjourned at 6:50 pm.

Respectfully submitted, Brenda Languis, LCAM, for Association Secretary

CEDAR BEND AT MEADOW WOODS HOMEOWNERS' ASSOCIATION, INC.

Board of Director's Meeting – November 16, 2017 - Draft

Call to Order: President Kevin McFall called the meeting to order at 6:04 PM at the Leland Office.

Roll Call: President Kevin McFall; Secretary Rick Lint, Director Rafman Gafoor and CMCA Brenda Languis were present. Vice President Manual Rodriguez and Treasurer Art Olsen were absent. There was a quorum. The Board of Directors meeting notice was posted on the Cedar Bend website and the sign was posted on site.

The October minutes were approved.

Kevin reviewed the financials with the Board. The Treasurer's report was accepted.

The speed bump signs are being removed and the leaning signs are being straightened. Rick overseeing this project.

Rafman's request for \$2,400 to install rubber mulch in the play area was approved.

Kevin to work with Art regarding the fountain, front of the cabana and front entrance lights. The entrance lights are broke. Rick to order a light for the front entrance.

Kevin's request to move forward with the front entrance and pool area renovation in the amount of \$10,000 was approved, this includes approximately 23 pallets of St. Augustine.

Rafman to make arrangements to pour concrete pads for two Benches by the playground and pads for the pergolas.

Safety/Security

Kevin and Rafman evaluating lighting for the front of the cabana. The lights at the entrance signs are broke, it is believed the kids step on the light fixtures. Rick is looking into type of light needed and will advise the Board.

Rick reported that due to hurricane Irma street signs were damaged and were removed. He is getting new signs.

Maintenance

Manny/Kevin/Rafman to measure the valley gutters around the side of the road so that a bid for Pressure Washing around common area bids can be solicited. The entrance pedestrian and pool entrance gates need to be painted. Board to determine if this is a project they are going to take on. Art/Kevin researching where to purchase Channel Drain for pool; =Spies Pool may have them.

Landscaping and Tot Lot

Work in Progress:

Rafman and Art to check out quantity needed and what type of tree is recommended: magnolia, crepe, palm trees or oak trees and the cost to purchase trees to finish planting on the streets not done.

- Kevin is working with an owner "Raymond" in the community to repair sidewalks at 1951 and 14751. There may be more. This may be an insurance liability. Raymond is aware and to advise Kevin the timing of this project.
- Discussion began regarding a possible dog walk near the mailbox area or behind the pool. Kevin working on this.

GENERAL.

The next meeting date is January 16. Following is the Meeting Schedule for the next few months. Please note that some meetings are on Tuesday not Thursday: March 20, *April 19, 2018 (I will be at a team building event and the office will be closed) this date to be changed. May 15, 2018, June 21, 2018 and July 19, 2018 Annual Meeting

Respectfully submitted,

Brenda Languis, LCAM, for Association Secretary

CEDAR BEND AT MEADOW WOODS HOMEOWNERS' ASSOCIATION, INC.
Monthly Board of Director's Meeting
February 15, 2018 Minutes

Call to Order: President Kevin McFall called the meeting to order at 6:10 PM at the Leland Office.

Roll Call: President Kevin McFall was available via phone, Directors, Rafman Gafoor and Arthur Olsen, Rick Lint and CAM Brenda Languis per present in person. Vice President Manuel Rodriguez was absent. There was a quorum.

The Board of Directors meeting notice was posted on the Cedar Bend web site, the sign was posted on site

Rafman made a motion to approve the November minutes noting that there were no meetings in December or January. The November minutes were approved.

Kevin reviewed the financials with the Board. The Treasurer's report was accepted.

There were no ARB applications presented for approval.

Safety/Security

Kevin and Rafman evaluating lighting for the front of the cabana. Work in progress 2019 project. Discussion as to whether to add fence near conservation area etc. To be discussed for 2019 planning.

Social Event update

The Holiday event was successful. A Santa outfit was approved for purchase. Art/Rafman to look for a cotton candy machine. A GFI outlet was/is needed by the pool/cabana/mailbox area. Brenda to ask electrician to contact Art/Kevin. Also a request for All Electric to install a timer for the pool lights. Chris replaced three LED lights at the pool.

Maintenance:

Motions:

The Board approved Speqtre Inc.'s proposal in the amount of \$3,600 (\$1,000 to power wash pool deck, entrance and chairs, \$1,100 to remove/tie up leaning oak trees, \$750 to clear and replace various dead shrubs in the pool area and \$750 for cleaning/clearing the debris from the exit side gate. Kevin asked Brenda to get a sign for the pool/mailbox area "no overnight parking".

Manny to measure the valley gutters around the side of the road so that a bid for Pressure Washing around common area bids can be solicited. The entrance pedestrian and pool entrance gates were painted. Board to determine if this is a project they are going to take on.

Rick Lint is working on the project for straightening street signs. Speed Bumps were removed.

Landscaping and Tot Lot –

Work in Progress: Rafman and Manny working with First Class to formulate a plan to increase the lot size and researching a plan for a pavilion. Rafman and Art to check out "free" magnolia, crepe, palm trees or oak trees OR the cost to purchase trees to finish plantings on the streets not done. Brenda commented that if she knew how many trees they wanted to plant, she could help gather costs. Rafman is reaching out to a contractor that he works with to trim the oak trees. He will send an email advising the cost.

GENERAL:

The next meeting to be held the third Thursday of the month. There being no further business to discuss, the meeting adjourned at 7:10 pm.

Respectfully submitted,
Brenda Languis, LCAM

CEDAR BEND AT MEADOW WOODS HOMEOWNERS' ASSOCIATION, INC.
Monthly Board of Director's Meeting
May 31, 2018 Minutes

Call to Order: President Kevin McFall called the meeting to order at 6:10 PM at the Leland Office.

Roll Call: President Kevin McFall was available via phone, Directors, Rafman Gafoor and Arthur Olsen, Rick Lint and CAM Brenda Languis per present in person. Vice President Manuel Rodriguez was absent. There was a quorum.

The Board of Directors meeting notice was posted on the Cedar Bend web site, the sign was posted on site

Rafman made a motion to approve the November minutes noting that there were no meetings in December or January. The November minutes were approved.

Kevin reviewed the financials with the Board. The Treasurer's report was accepted.

There were no ARB applications presented for approval.

Safety/Security

Kevin and Rafman evaluating lighting for the front of the cabana. Work in progress 2019 project. Discussion as to whether to add fence near conservation area etc. To be discussed for 2019 planning.

Social Event update

The Holiday event was successful. A Santa outfit was approved for purchase. Art/Rafman to look for a cotton candy machine. A GFI outlet was/is needed by the pool/cabana/mailbox area. Brenda to ask electrician to contact Art/Kevin. Also a request for All Electric to install a timer for the pool lights. Chris replaced three LED lights at the pool.

Maintenance:

Motions:

The Board approved Spectre Inc.'s proposal in the amount of \$3,600 (\$1,000 to power wash pool deck, entrance and chairs, \$1,100 to remove/tie up leaning oak trees, \$750 to clear and replace various dead shrubs in the pool area and \$750 for cleaning/clearing the debris from the exit side gate. Kevin asked Brenda to get a sign for the pool/mailbox area "no overnight parking".

Manny to measure the valley gutters around the side of the road so that a bid for Pressure Washing around common area bids can be solicited. The entrance pedestrian and pool entrance gates were painted. Board to determine if this is a project they are going to take on.

Rick Lint is working on the project for straightening street signs. Speed Bumps were removed.

Landscaping and Tot Lot –

Work in Progress: Rafman and Manny working with First Class to formulate a plan to increase the lot size and researching a plan for a pavilion. Rafman and Art to check out "free" magnolia, crepe, palm trees or oak trees OR the cost to purchase trees to finish plantings on the streets not done. Brenda commented that if she knew how many trees they wanted to plant, she could help gather costs. Rafman is reaching out to a contractor that he works with to trim the oak trees. He will send an email advising the cost.

GENERAL:

The next meeting to be held the third Thursday of the month. There being no further business to discuss, the meeting adjourned at 7:10 pm.

Respectfully submitted,
Brenda Languis, LCAM

**CEDAR BEND AT MEADOW WOODS
HOMEOWNERS' ASSOCIATION, INC.**

**MINUTES –
ANNUAL MEETING
ORGANIZATIONAL MEETING**

**July 19, 2018
Leland Management Office**

1. Call to Order:
The meeting was called to order at 6:15 pm
2. Roll Call:
President Kevin McFall, Vice President Manuel Rodriguez, Rafman Gafoor, Arthur Olsen, Rick Lint, one homeowner Michelle Bir, 14843 CBW, one proxy from Hector Viali, 2043 CPL and LCAM Brenda Languis were present.
3. Proof of Notice:
The notice was mailed to all owners of record and posted in the Community.
4. Quorum –
There was not a quorum of members
5. Meeting Adjournment –
As there was not a quorum, the President adjourned the meeting at 6:22 pm.

ORGANIZATIONAL MEETING

The existing Board remained in place:
Kevin McFall – President
Manuel Rodriguez – Vice President
Rick Lint – Secretary
Treasurer – Art Olsen
Director:
Rafman Gafoor

The monthly Board of Directors meeting followed the adjournment of the Organizational Meeting.

CEDAR BEND AT MEADOW WOODS HOMEOWNERS' ASSOCIATION, INC.

August 2018 Minutes -

Call to Order: President Kevin McFall called the meeting to order at 6:17 PM at the Leland Office, immediately following the Annual meeting which did not convene due to lack of quorum.

Roll Call: President Kevin McFall, Vice President Manuel Rodriguez, Secretary Rick Lint, Treasurer Art Olsen Director Rafman Gafoor and CAM Brenda Languis were present. There was a quorum.

The Board of Directors meeting notice was posted on the Cedar Bend web site, the sign was posted on site

Rafman made a motion to approve the May 31, 2018 minutes noting that there were no minutes available for March or April as meetings were not held.

Kevin reviewed the financials with the Board. The Treasurer's report was accepted. Kevin asked the Manager to check on Sam's gas invoices; this line item is overbudget.

There were no ARB applications presented for approval.

Safety/Security

Rick commented on a possible safety issue regarding a raised sidewalk near his house plus there may be other issues. Kevin said he will look at it and advise the Manager. Future: Kevin and Rafman evaluating lighting for the front of the cabana. The Board approved moving forward with LED light where needed.

Speed Bumps were discussed. Kevin/Art to check into removing all speed bumps and to check out how many are lifting up or have bolts popping up.

Work in progress 2019 project. Discussion as to whether to add fence near conservation area etc. To be discussed for 2019 planning

Board approved Alden's bid for the bollard in the amount of \$283.64 and the photo eye for the front gate in the amount of \$434.90. Kevin commented that Alden did a good job on the pedestrian gate.

Social Event update

The date for the Social Event will be December 15, 2018.

Maintenance:

Sidewalk repair, pressure washing "gutters" and sidewalks by common areas pending. Manny to measure the valley gutters around the side of the road so that a bid for Pressure Washing around common area bids can be solicited. Cabana RR and pool Deck are in need of painting as well as the pedestrian and the pool entrance gates. Board to determine if this is a project they are going to take on. Sod was put down by the pool and left over sod was left for owners to take.

New Business:

Items for 2019 draft budget was discussed. The brick wall around the pedestrian gate was discussed.

2 No Dogs Allowed Signs for the play area were approved. The need for an autistic sign "slow down" was discussed. Rafman volunteered to get the signs.

GENERAL:

The ANNUAL MEMBER's Meeting was called to order; there was not a quorum. Therefore, the meeting was adjourned.

There being no further business to discuss, the meeting adjourned at 7:30 pm.

Respectfully submitted,
Brenda Languis, LCAM

CEDAR BEND AT MEADOW WOODS HOMEOWNERS' ASSOCIATION, INC.

September 2018 Minutes

Call to Order: President Kevin McFall called the meeting to order at 6:17 PM at the Leland Office, immediately following the Annual meeting which did not convene due to lack of quorum.

Roll Call: President Kevin McFall, Vice President Manuel Rodriguez, Secretary Rick Lint, Treasurer Art Olsen Director Rafman Gafoor and CAM Brenda Languis were present. There was a quorum. The owner from 1563 Cedar Lake Drive was present.

The Board of Directors meeting notice was posted on the Cedar Bend web site, the sign was posted on site

Rafman made a motion to approve the July, 2018, minutes; Art seconded the motion. Motion carried.

Kevin reviewed the financials with the Board. The Treasurer's report was accepted.

There were no ARB applications presented for approval.

2019 Proposed Budget

Manny moved that the 2019 proposed budget be mailed to the owners; noting that the budget reflects an increase in the assessment to \$84. Rafman seconded the motion. The Management fee remained the same. The final approval of the 2019 budget will be at the next meeting after the proposed budget is mailed to the owners.

Safety/Security

Rick commented on a possible safety issue regarding a raised sidewalk near his house plus there may be other issues. Kevin said he will look at it and advise the Manager. Work in progress. Kevin and Rafman evaluating lighting for the front of the cabana. The Board approved moving forward with LED light where needed.

Speed Bumps were discussed. Kevin/Art to check into removing all speed bumps and to check out how many are lifting up or have bolts popping up. Work in progress 2019 project.

Discussion as to whether to add fence near conservation area etc. To be discussed for 2019 planning.

Alden replaced the photo cell at the entrance gate. The board asked that 2 signs saying 15 MPH be ordered and remove the 20 MPH sign. Brenda spoke to Chris and he said that the 20 MPH signs were removed. He is going to do a drive through today and will let me know. Speed Bumps – Mr. Hoyos, 1563 Cedar Lake Drive, to assess speed bumps and make a recommendation. Towing – The Board asked that more random drives through the community be done; noting that 2058 Cedar Garden drive had a vehicle parked on the grass for a few days. Brenda mentioned that the tow company does not do "day light" drive bys unless it is called in; she would mention to Universal Towing to look more closely for vehicles parked on the grass.

Social Event update

The date for the Social Event will be December 15, 2018. A request was made for a newsletter to be issued and advising the owners when the Wyndham Lakes Garage Sale would be. Kevin to advise when the next sale is.

Maintenance:

Pool Gate rusted – Board to advise if they are going to repaint or treat the rust.

Sidewalk repair, pressure washing "gutters" and sidewalks by common areas pending. Manny to measure the valley gutters around the side of the road so that a bid for Pressure Washing around common area bids can be solicited. Cabana RR and pool Deck are in need of painting as well as the pedestrian and the pool entrance gates. Board to determine if this is a project they are going to take on. Some of the pool chair straps are broken. Kevin said there are pool chairs in storage and he will switch them out. The Board approved sidewalk cleaning not to exceed \$2,000. This may be a 2019 project. The ponds have paper accumulation around the edge. Kevin to see if he can get the paper removed. Brenda to mention to the aquatic contractor who usually only treats the pond. A rubber boat may be needed.

New Business:

Items for 2019 draft budget was discussed and approved for mailout. The brick wall around the pedestrian gate was discussed. 2 No Dogs Allowed Signs for the play area were approved. The need for an autistic sign "slow down" was discussed. Rafman volunteered to get the signs.

GENERAL:

Violations noted were 14528 dirty driveway and cardboard covering it up. Brenda to send a letter.

There being no further business to discuss, the meeting adjourned at 7:30 pm.

Respectfully submitted,

Brenda Languis, LCAM

CEDAR BEND AT MEADOW WOODS HOMEOWNERS' ASSOCIATION, INC.
OCTOBER 2018 Minutes

Call to Order: President Kevin McFall called the meeting to order at 6:17 PM at the Leland Office, immediately following the Annual meeting which did not convene due to lack of quorum.

Roll Call: President Kevin McFall, Vice President Manuel Rodriguez, Secretary Rick Lint, Treasurer Art Olsen Director Rafman Gafoor and CAM Brenda Languis were present. There was a quorum. The owner from 1563 Cedar Lake Drive was present.

The Board of Directors meeting notice was posted on the Cedar Bend web site, the sign was posted on site Rafman made a motion to approve the July, 2018, minutes; Art seconded the motion. Motion carried. Kevin reviewed the financials with the Board. The Treasurer's report was accepted. There were no ARB applications presented for approval.

2019 Proposed Budget

Manny moved that the 2019 proposed budget be mailed to the owners; noting that the budget reflects an increase in the assessment to \$84. Rafman seconded the motion. The Management fee remained the same. The final approval of the 2019 budget will be at the next meeting after the proposed budget is mailed to the owners.

Safety/Security

Rick commented on a possible safety issue regarding a raised sidewalk near his house plus there may be other issues. Kevin said he will look at it and advise the Manager. Work in progress. Kevin and Rafman evaluating lighting for the front of the cabana. The Board approved moving forward with LED light where needed.

Speed Bumps were discussed. Kevin/Art to check into removing all speed bumps and to check out how many are lifting up or have bolts popping up. Work in progress 2019 project.

Discussion as to whether to add fence near conservation area etc. To be discussed for 2019 planning.

Alden replaced the photo cell at the entrance gate. The board asked that 2 signs saying 15 MPH be ordered and remove the 20 MPH sign. Brenda spoke to Chris and he said that the 20 MPH signs were removed. He is going to do a drive through today and will let me know. Speed Bumps – Mr. Hoyos, 1563 Cedar Lake Drive, to assess speed bumps and make a recommendation. Towing – The Board asked that more random drives through the community be done; noting that 2058 Cedar Garden drive had a vehicle parked on the grass for a few days. Brenda mentioned that the tow company does not do "day light" drive bys unless it is called in; she would mention to Universal Towing to look more closely for vehicles parked on the grass.

Social Event update

The date for the Social Event will be December 15, 2018. The Board approved issuing a check to Rick Lint in the amount of \$2,500 for gifts and to entertainment for the social event. A request was made for a newsletter to be issued and advising the owners when the Wyndham Lakes Garage Sale would be. Kevin to advise when the next sale is.

Maintenance:

Pool Gate rusted – Board to advise if they are going to repaint or treat the rust.

Sidewalk repair, pressure washing "gutters" and sidewalks by common areas pending. Manny to measure the valley gutters around the side of the road so that a bid for Pressure Washing around common area bids can be solicited. Cabana RR and pool Deck are in need of painting as well as the pedestrian and the pool entrance gates. Board to determine if this is a project they are going to take on. Some of the pool chair straps are broken. Kevin said there are pool chairs in storage and he will switch them out. The Board approved sidewalk cleaning not to exceed \$2,000. This may be a 2019 project. The ponds have paper accumulation around the edge. Kevin to see if he can get the paper removed. Brenda to mention to the aquatic contractor who usually only treats the pond. A rubber boat may be needed.

New Business:

Items for 2019 draft budget was discussed and approved for mailout. The brick wall around the pedestrian gate was discussed. 2 No Dogs Allowed Signs for the play area were approved. The need for an autistic sign "slow down" was discussed. Rafman volunteered to get the signs.

GENERAL:

Violations noted were 14528 dirty driveway and cardboard covering it up. Brenda to send a letter. There being no further business to discuss, the meeting adjourned at 7:30 pm.

Respectfully submitted,
Brenda Languis, LCAM

CEDAR BEND AT MEADOW WOODS HOMEOWNERS' ASSOCIATION, INC.

November BOD's Budget 2018 Minutes draft

Call to Order: Vice President Manuel Rodriguez called the meeting to order at 6:15 PM at the Leland Office.
Roll Call: Vice President Manuel Rodriguez, Secretary Rick Lint, Director Rafman Gafoor and CAM Brenda Languis were present. Treasurer Art Olsen was absent. There was a quorum. The owners from 1563 Cedar Lake Drive was present. Kevin McFall was not present as he resigned from the Board. The Board of Director's meeting notice was posted on the Cedar Bend web site, the sign was posted on site. **The October minutes to be resubmitted at the next meeting.** Manny reviewed the financials with the Board and read the Manager's report. The financial report was accepted. There were no ARB applications presented for approval.

Board Appointment

Rafman moved to appoint Lawrence Brummer, 14619 Cedar Branch Way, to the Board, 907 632 7417. Rick seconded the motion. Motion carried.

2019 Proposed Budget

Manny reviewed the budget and asked for comments. Rafman moved to approve the 2019 proposed budget in the amount of \$237,636, noting that the budget remained the same as last year. Rick seconded the motion. The Management fee remained the same.

ARB applications: The Board moved to form an ARB committee, the committee consists of: Kevin, Rafman, Art, Rick, Larry, and Manny. Kevin is the chairperson.

CCR – Violations

The Board approved Brenda sending violations to the attorney after 3 letters were mailed to owner and there is no response and the issue remains. Brenda said she will send a picture and copy Board in as she is doing this.

Safety/Security

Rick commented on a possible safety issue regarding a raised sidewalk near his house plus there may be other issues. Kevin said he will look at it and advise the Manager. Work in progress. Kevin and Rafman evaluating lighting for the front of the cabana. The Board approved moving forward with LED light where needed. The Pedestrian gate is damaged Board approved Chris removing it. Brenda to obtain a bid for a sensor controlled pedestrian gate. Discussion re pros and cons of installing arms at the gate entrance; Rick researched cost and the Board asked Brenda to find out costs of installing arms from a gate contractor.

Speed Bumps were discussed. Rick commented that "some" speed bumps were going to be removed. Work in progress 2019 project. Grinding Sidewalks and walking the area was again discussed. Rafman to coordinate this project.

Discussion continued as to whether to add fence near conservation area etc. Kevin to submit a bid for a thorny shrub or bush to be planted around the pool fence area.

The board asked that 2 signs saying 15 MPH be ordered; Rafman said he has the signs and will get them installed. The Board asked Brenda to order a No Parking on the Grass Sign (to be placed where Tow sign is)

Social Event update

The date for the Social Event will be December 15, 2018. A request was made for a newsletter to be issued. No one volunteered to write the newsletter.

Maintenance:

Pressure washing the "gutters" along the street is work in progress. This to be coordinated with pressure washing pool and front entrance sidewalk areas which was approved last month; amount not to exceed \$2,000. Cabana RR and pool Deck are in need of painting as well as the pedestrian and the pool entrance gates. Board to determine if this is a project they are going to take on. Some of the pool chair straps are broken. This may be a 2019 project. The ponds have paper accumulation around the edge. Kevin to see if he can get the paper removed.

New Business:

Mailbox area. Chris advised that the Post Office owns the mailboxes. He is recommending that they be moved. Rick is to try to reach out to the Post Master to see how this can be done.

GENERAL:

There being no further business to discuss, the meeting adjourned at 7:41 pm. Homeowner's comments were addressed. Security/cameras and solar panels to be added to next month's agenda.

Respectfully submitted,
Brenda Languis, LCAM

CEDAR BEND AT MEADOW WOODS HOMEOWNERS' ASSOCIATION, INC.
January 24, 2019 Board of Directors Meeting
Minutes

Call to Order: Vice President Manuel Rodriguez called the meeting to order at 6:15 PM at the Leland Office.
Roll Call: Vice President Manuel Rodriguez, Secretary Rick Lint, Director Rafman Gafoor and CAM Brenda Languis were present. Treasurer Art Olsen was absent. There was a quorum. The owners from 1563 Cedar Lake Drive was present. Kevin McFall was not present as he resigned from the Board. The Board of Director's meeting notice was posted on the Cedar Bend web site, the sign was posted on site. **The October minutes to be resubmitted at the next meeting.** Manny reviewed the financials with the Board and read the Manager's report. The financial report was accepted. There were no ARB applications presented for approval.

Board Appointment

Rafman moved to appoint Lawrence Brummer, 14619 Cedar Branch Way, to the Board, 907 632 7417. Rick seconded the motion. Motion carried.

2019 Proposed Budget

Manny reviewed the budget and asked for comments. Rafman moved to approve the 2019 proposed budget in the amount of \$237,636, noting that the budget remained the same as last year. Rick seconded the motion. The Management fee remained the same.

ARB applications: The Board moved to form an ARB committee, the committee consists of: Kevin, Rafman, Art, Rick, Larry, and Manny. Kevin is the chairperson.

CCR – Violations

The Board approved Brenda sending violations to the attorney after 3 letters were mailed to owner and there is no response and the issue remains. Brenda said she will send a picture and copy Board in as she is doing this.

Safety/Security

Rick commented on a possible safety issue regarding a raised sidewalk near his house plus there may be other issues. Kevin said he will look at it and advise the Manager. Work in progress. Kevin and Rafman evaluating lighting for the front of the cabana. The Board approved moving forward with LED light where needed. The Pedestrian gate is damaged Board approved Chris removing it. Brenda to obtain a bid for a sensor controlled pedestrian gate. Discussion re pros and cons of installing arms at the gate entrance; Rick researched cost and the Board asked Brenda to find out costs of installing arms from a gate contractor.

Speed Bumps were discussed. Rick commented that "some" speed bumps were going to be removed. Work in progress 2019 project. Grinding Sidewalks and walking the area was again discussed. Rafman to coordinate this project.

Discussion continued as to whether to add fence near conservation area etc. Kevin to submit a bid for a thorny shrub or bush to be planted around the pool fence area.

The board asked that 2 signs saying 15 MPH be ordered; Rafman said he has the signs and will get them installed. The Board asked Brenda to order a No Parking on the Grass Sign (to be placed where Tow sign is)

Social Event update

The date for the Social Event will be December 15, 2018. A request was made for a newsletter to be issued. No one volunteered to write the newsletter.

Maintenance:

Pressure washing the "gutters" along the street is work in progress. This to be coordinated with pressure washing pool and front entrance sidewalk areas which was approved last month; amount not to exceed \$2,000. Cabana RR and pool Deck are in need of painting as well as the pedestrian and the pool entrance gates. Board to determine if this is a project they are going to take on. Some of the pool chair straps are broken. This may be a 2019 project. The ponds have paper accumulation around the edge. Kevin to see if he can get the paper removed.

New Business:

Mailbox area. Chris advised that the Post Office owns the mailboxes. He is recommending that they be moved. Rick is to try to reach out to the Post Master to see how this can be done.

GENERAL:

There being no further business to discuss, the meeting adjourned at 7:41 pm. Homeowner's comments were addressed. Security/cameras and solar panels to be added to next month's agenda.

Respectfully submitted,
Brenda Languis, LCAM

CEDAR BEND AT MEADOW WOODS HOMEOWNERS' ASSOCIATION, INC.
Minutes February 21, 2019 Board of Directors Meeting –

Call to Order: Vice President Rick Lint called the meeting to order at 6:20 PM at Cedar Bend Poolside, Roll Call: President Manuel Rodriguez was present via phone. Secretary Rick Lint, Directors Rafman Gafoor and Larry Brummer were present. There were 14 owners and CAM Brenda Languis present. There was a quorum of the Board. The Board of Director's meeting notice was posted on the Cedar Bend web site, the sign was posted on site. Rick reviewed the financials with the Board and the Manager's report was read. The financial report was accepted. There were no ARB applications presented for approval.

Financials

The financial report was reviewed; Rafman moved to accept the report as presented, Rick seconded the motion. Motion carried.

Rules and Regulations:

The Board approved amending the pool R&R to say kids under 12 must be supervised. Signage is being addressed.

Landscaping:

Comments about the front entrance and pool area was addressed. Homeowner John Hoyes (1563 Cedar Lake Drive) volunteered to research and submit pictures of front entrances that he felt compatible to Cedar Lake as a reference for upgrading the front entrance. **This information to be submitted by March 14. Speqtre, Inc. Landscaping bid in the amount of \$1,808 for enhancements to the front entrance was approved.**

Pool Deck and Chairs:

Rafman moved to approve Premier Property maintenance bid in the amount of \$2,495 to p/w and stain the cabana deck and the restrooms. Chris and Kevin to let Brenda know how many lounges are in storage and how many chairs need re-strap. Pool chair cleaning and replacing is being done and should be finished by 3/14/19.

Camera and Safety

A brief discussion regarding security and the camera. The contract has time; Rafman is chairing the camera research. John Hoyes to research Neighborhood Watch program. He met with the Sheriff Department regarding patrolling within the community; the process is involved and requires a signed contract. No action taken at this time. No information on the Pedestrian Gate replacement cost. Entrance Barrier bids were reviewed. There were several questions regarding possible traffic issues and this was put on hold.

Signage

Rick moved to approve \$18,663.82 for signage from Addresses of Distinction for signs to enhance to community. Cost to come from operating surplus. Rafman and Larry seconded the motion. The Board approved Premier's proposal in the amount of \$4,620 to install 20 custom street signs w/ poles. Cost to come from operating surplus.

Mail box area and retention area:

Rafman to obtain bids for building a retention wall by the pool and mailbox area. John Hoyes was going to research the pros and cons of a retainer wall. Rafman is chairing research for the playground renovation which includes leveling an area, new equipment etc. Mailbox area. Chris advised that the Post Office owns the mailboxes. He is recommending that they be moved. Rick is to try to reach out to the Post Master to see how this can be done.

Social Event update

The date for the Social Event this December has not been finalized. A request was made for a newsletter to be issued. No one volunteered to write the newsletter. The Manager said surveys and information gathered from other CAMS is that newsletters to the community serve to help with communication and are considered "useful". She will send the template to whomever wishes to do one.

Maintenance:

Pressure washing the "gutters" along the street is pending decision as to whether to do or not.

New Business:

Solar Panels ARB request was discussed. Larry Brummer is Chairperson for Solar research. He explained to the Board and those present the pros and cons of solar panels. It was agreed that per the documents "no changes to the exterior unless Board approved was to be adhered to at all times and each solar panel install request must be submitted on an ARB form and approved prior to install.

GENERAL:

Homeowner's comments were addressed.

Adjournment:

There being no further business to discuss, the meeting adjourned at 7:10 pm.

Respectfully submitted,

Brenda Languis, LCAM