



The Meadows

At World Golf Village

Saint Augustine, FL 32092

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Meadows HOA Navigates "Year of Change" with Management Transition and Community Challenges

The Meadows at Saint Johns Owners Association held its 2025 Annual Members Meeting on August 21st at Pacetti Bay Middle School, where President Mike Krugman characterized the past year as a transformative "Year of Change" for the deed-restricted community in World Golf Village.

Despite lacking the quorum needed for formal business, the meeting provided comprehensive updates on the association's challenging transition period. Krugman described the experience as "a roller coaster ride" involving constant firefighting, particularly during the management company transition that began in late 2024.

The association switched to The CAM Team, based in Orange Park, Florida, in December 2024, but faced significant obstacles in the first five months. A "restart" occurred in May 2025 with the assignment of community manager Reanna Ganas, putting the association on a clearer path forward.

Several improvements were completed during this period, including updated governing documents, landscape enhancements at both Pacetti Road and Meadowlark Lane entrances, and irrigation repairs. A new public message board was installed at Ardmore and Mackenzie intersection to comply with posting requirements, and a secure online portal was implemented in January 2025 to meet Florida law requirements for owner access to association records.

However, ongoing community challenges persist. Krugman identified excessive vehicle speed, unreasonable noise, and problematic street parking as violations of Florida Traffic Code and county ordinances. Property maintenance issues continue, though recent changes in Florida HOA law have made fines impractical, forcing the association to rely on attorney action for enforcement.

Financially, the association remains stable. The 2024 budget saw income exceed expenses with successful collection of overdue accounts. Through June 2025, income approximately equaled expenses, though some reporting issues were detected in July. The 2026 budget process begins in October, with potential increases anticipated for insurance, electricity, and mailing costs.

The board composition remains incomplete, with three positions available but only one candidate stepping forward. Under Florida law, when candidates equal or are fewer than available positions, no election is required and volunteers are appointed. Current board members include Krugman as President, Scott Clay as Vice-President (term expiring), Marc Schwartz as Secretary, and Emily Polatas as Treasurer.

Looking ahead to 2025-2026, Krugman outlined goals of stabilizing management services, building momentum, and refocusing on community priorities. The next regular board meeting is scheduled for September 18th, conducted online and by phone.

The meeting concluded with an active question-and-answer forum where residents engaged in discussions about the reports and community matters affecting the 400-home development.