

The Meadows at WGV – Board of Directors Regular Business Meeting

January 15, 2026 at 7:00 P.M. – Online & via Phone **

Agenda

Meeting Called to Order

Opening Remarks

Review and Acceptance of Minutes

Reports

- Landscaping - Entrance Way – Status & Planning
- Irrigation System - Status
- Management Report Summary



Event Info

Old Business

- Fiscal Year 2025 – Operations Financial Year-End Performance Review
- Fiscal Year 2025 – Enforcement Year-End Assessment
- Fiscal Year 2025 – Rental Restriction Year-End Scorecard
- Accounting Framework Policy- Results Review
- 2026 Path Forward: Current Position, Available Options & Decision Points

New Business

- Holiday Entrance Lighting Program for 2026 Season - Discussion and Direction
 - Scope and Scale Determination: Display Design Parameters and Community Expectations
 - Installation Locations: Pacetti Road Entrance and Potential Extended Coverage Areas
 - Budget Authorization: 2026 Funding Source and Expenditure Approval Process

Open to those attending for comments, feedback and questions

- Additional comments, feedback and questions

Closing Remarks

Closed Session

- Discuss Legal Matter Subject to Client-Attorney Privilege

Adjournment

** Web & Phone Connection Information: <https://themeadowswgv.com/>

On HOA Web Site – Home Page – Bottom - Association Events Section

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Join Zoom Meeting - Video Conference (On-Line) & By Phone (Voice Only)

Register in advance for this meeting:

<https://zoom.us/meeting/register/ItvQN4TRe6RCgKePgLrJQ>

After registering, you will receive a confirmation email containing information about joining the meeting.



The Meadows

At World Golf Village

Saint Augustine, FL 32092

December 7, 2025

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Holiday Entrance Lighting - 2025 Update and 2026 Planning

Dear Meadows Homeowners and Residents,

I am writing to update you on the recent discussion regarding holiday lighting at our Pacetti Road entrance and to invite your participation in planning for next year.

Recent Proposal and Board Decision

The Board of Directors recently considered a proposal to install additional Christmas decorations at the entrance, with an estimated cost of approximately \$1,400. The proposal included a minimal display at the entrance sign—lit wreaths on two columns, light strung around stone column tops, pre-lit garland on sign edges, and string lights top of wall behind the entrance sign. The President requested formal guidance from each Director on whether to proceed with consideration of this proposal. The guidance received was equally divided (2 in favor, 2 against). With this equal division of Director guidance, no action was taken on the expenditure.

While all Directors shared the goal of enhancing our community's appearance, concerns were raised about several factors. The proposed expenditure would push our 2025 operating budget into a projected loss position given other December expenses. Additionally, with only three weeks remaining in the holiday season, the timing presented challenges for maximizing value from the investment. The minimal scope of the proposed display—when compared to the extensive installations at other communities along Pacetti Road—also raised questions about whether it would meet community expectations.

The Path Forward: Your Input Needed

The Board will discuss contracting with a professional holiday lighting installation company for the 2026 season at our **January 2026 Board Meeting**. This advance planning allows us to:

- Develop a comprehensive plan with proper lead time
- Obtain competitive proposals from qualified contractors
- Accurately budget the costs in our 2026 planning
- Gather input directly from owners and residents about the scope and scale of display desired

Last Year's Outreach

In December 2024, we published a letter requesting volunteers and ideas for a Holiday Lights Committee. We promoted this request on our website, message board, official Facebook page, and at Board meetings. Unfortunately, we received no volunteers and no suggestions from the community.

We understand that volunteer time is valuable and not everyone can commit to committee work. However, your input is essential to understanding what our community wants and what owners are willing to support financially.

How You Can Participate

We invite all owners and residents to:

1. **Attend the January 2026 Board Meeting** - Dates and details will be posted on our website and announced through our usual communication channels. Public comment periods are available at every meeting.

2. **Submit Your Ideas and Preferences** - Contact the Board directly through:

- Email: info@themeadowswgv.com
- Website contact form: themeadowswgv.com
- Written correspondence to the management company

3. **Consider the Trade-offs** - Professional holiday lighting installations vary significantly in scope and cost. A minimal display differs substantially from the extensive installations visible at larger communities along Pacetti Road. As we plan, please consider what level of display you would support and what investment seems reasonable for our 400-home community.

4. **Volunteer for Planning** - If you have experience with holiday lighting, vendor relationships, or simply want to contribute to the planning process, please let us know. Community expertise helps us make better decisions.

Understanding the Bigger Picture

Our community consists of 400 homes with varying priorities and perspectives. During budget discussions, we consistently hear requests to keep assessment increases minimal. At the same time, we receive requests for enhanced amenities and services. The Board's challenge is balancing these competing interests while maintaining our financial stability and meeting our fiduciary obligations.

We recognize that some owners would prioritize professional holiday decorations, while others would prefer to keep those funds available for other purposes. The scope of any display must also be realistic for our community's size and budget—particularly when compared to the larger communities with more extensive resources that we all pass along Pacetti Road. The only way we can understand these priorities is through direct communication with owners.

Multiple Channels for Your Voice

The HOA provides several ways for you to communicate with the Board:

- **Board Meetings:** Public comment periods at every meeting
- **Email:** General Board and Community Association Manager addresses
- **Website:** Contact form available 24/7
- **Written Correspondence:** Through our management company

We publish community letters and blog posts at least monthly, and mail financial statements to all owners twice annually. We are committed to transparent communication—but communication works both ways.

Looking Ahead

The January Board Meeting will provide an opportunity to discuss what a professional holiday lighting program might look like for 2026, what it would cost, and how the community wishes to proceed. Your participation in that discussion will help ensure the Board makes decisions that reflect actual owner priorities and realistic expectations for our community.

We appreciate your engagement and look forward to hearing from you.

Respectfully,

Mike Krugman, President

The Meadows at World Golf Village

The Meadows at Saint Johns Owners Association, Inc.

PICTURES

