



The Meadows

At World Golf Village

ANNUAL MEETING NOTICE

The Meadows at Saint Johns Owners Association. Inc.

THURSDAY AUGUST 21, 2025 at 7:00 PM

**PACETTI BAY MIDDLE SCHOOL
245 MEADOWLARK LANE
ST. AUGUSTINE, FL 32092**

AGENDA

- 1. SIGN IN** (available at 6:45 PM)
- 2. CALL TO ORDER** (7:00 PM)
- 3. PROOF OF NOTICE**
- 4. REPORTS** (20 minutes)
 - a. Association Overview - Status**
 - b. Financial Report – Mid-Year**
 - Overview of Past Year's Financials
 - Current Year-to-June 30th Financials
 - 2025 Budget
- 5. INTRODUCE BOARD OF DIRECTORS** (10 minutes)
 - a. New Terms - 2 year – Expires Aug 2027**
 - b. Continuing - 1 year – Expires Aug 2026**
- 6. OPEN FORUM / Q & A** (30 minutes)
- 7. ADJOURNMENT** (8:00 PM)

Organizational Meeting of Board to determine association officers
immediately following the Annual Meeting

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The Meadows

At World Golf Village

Saint Augustine, FL 32092

July 28, 2025

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2025 Annual Owners Meeting – Your Voice Matters

Date of Meeting: Thursday, August 21, 2025

Time: 7:00 p.m. - 8:00 p.m. (Sign-in opens at 6:45 p.m.)

Location: Multimedia Room, Pacetti Bay Middle School

Dear Neighbors and Owners,

Your community association thrives when informed owners participate in its governance. We invite you to join us for our Annual Owners Meeting—an important opportunity to stay current on decisions that directly impact your property values and quality of life in our 400-home community.

What You'll Learn at the Meeting

In just one focused hour, you'll receive comprehensive updates on our community's financial health, completed maintenance projects, upcoming priorities, and plans for the year ahead. This is your opportunity to ask questions, hear detailed reports, and understand how your association dues are being invested in our shared assets.

Board Composition Update

This year we have three Board positions available with one dedicated neighbor stepping forward to serve. Under Florida law, when the number of candidates equals or is fewer than the number of positions, no election is required and volunteers are appointed to fill vacant roles. We encourage any owners interested in future Board service to attend and learn more about these volunteer leadership opportunities.

Efficient Format Designed for Busy Families

We understand the demands on today's families with school activities, work commitments, and personal time. That's why we keep our meetings focused and efficient. Our regular Board meetings occur every other month at 7:00 PM via Zoom (accessible by phone or video), and the Annual Meeting follows the same respectful, time-conscious approach.

Getting Accurate Information

We recognize that community topics sometimes generate discussion across various channels, including social media platforms. While we support open dialogue among neighbors, we've noticed that incomplete or inaccurate information can sometimes circulate, creating confusion about association matters. The Annual Meeting provides the most reliable source for official updates, verified financial information, and direct answers to your questions from your elected Board members.

Meeting Details and Participation

When: Thursday, August 21, 2025, at 7:00 p.m. sharp

Where: Multimedia Room, Pacetti Bay Middle School

What to Bring: Please sign the attendance sheet upon arrival

Whether you're a new resident or a longtime neighbor, your presence contributes to well-informed community decisions. If you cannot attend but have specific questions, please feel free to submit them in advance to mkrugman@themeadowswgv.com.

Brief Meeting Agenda Preview

- Financial report and budget overview
- Maintenance and capital improvements update
- Board appointments and volunteer opportunities
- Community priorities for the coming year
- Owner questions and discussion

Thank you for being part of what makes The Meadows at World Golf Village a wonderful place to call home. Your participation—in whatever form works for your schedule—helps ensure our community continues to thrive.

Sincerely,

Mike Krugman, President

The Meadows at World Golf Village

The Meadows at Saint Johns Owners Association, Inc.

Email: mkrugman@themeadowswgv.com

Website: themeadowswgv.com

Mobile: 904-347-9898

IMPORTANT NOTICE TO ALL RESIDENTS

ASSOCIATION RULES HAVE BEEN UPDATED

New **Architectural Guidelines** booklet — New **Rules and Regulations** booklet

 **These changes may impact your property**

 **GET THE NEW RULES NOW:**

themedownswgv.com/download

Alternative options:

- Email: info@themedownswgv.com
- Mail request to: The Meadows at WGV HOA, c/o The CAM Team,
2233 Park Avenue Suite 103, Orange Park, FL 32073

When requesting by email or mail, please include your name, property address, and preferred contact method.

NEW RENTAL WEBPAGE LAUNCHED

 **For property owners and tenants**

 **VISIT NOW:**

themedownswgv.com/rentals

Includes application forms, guides, and checklists with Quick Access previews

Questions? Contact us at info@themedownswgv.com
or visit our website at themedownswgv.com

*Rules updated June 2025 following Board meetings Jan-June 2025.
Rental regulations established July 2024, new webpage July 2025.*

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