

Official Meeting Minutes

Meadows at World Golf Village

Annual Meeting of the Homeowners Association

Date of Meeting 8/15/18 **Time:** 7:00 PM **Location:** Pacetti Bay Middle School

Minutes Prepared by: Debra Gould, Secretary

BOARD MEETING

- I. Call to Order:** The August 15, 2018 Board meeting was called to order by President David Priest at 7:04 PM.

Roll Call:

President	David Priest	Present
Sec./Treas.	Peggy Hutchison	Present
ARC	Michelle Crownover	Present
Director	Andrea DeGeorge	Present
Director	Debra Gould	Present

- II. Opening Remarks:** President David Priest welcomed all to the meeting, introduced the board members and thanked everyone for the large turnout for our annual meeting. This has been our largest attendance turnout in recent years, but a Quorum was not met so items listed on the Agenda could not be voted on by the HOA. Dave advised that we will adjourn to a general meeting for further discussion. Dave advised that the HOA has a goal to improve the community to make it a better place to live and also to increase property values.

III. Old Business

- a. Due to the lack of Quorum election of the Board of Directors was postponed until a Quorum is present. The terms of the existing Board will continue unless a Board Member is terminated or resigns.
- b. **Park Status:** Dave introduced Billy Zeits, Assistant Director, St. John's County Department of Parks & Recreation who discussed the details and plans of the proposed Community Park with those in attendance. Billy advised that the park is currently in the planning stages to use 8 acres of County owned land with the entrance to the park being between Pacetti Bay and the first house on Meadowlark. Billy advised the plans currently include a parking lot for about 12 spaces including 2 handicap spots with a wetland buffer. Phase one of the park will include the public parking area, restroom, Pavilion and site improvements. Plans for a future playground were discussed with plans obtained from a local park company for equipment appropriate for ages 2-12 by Debra Gould. Billy advised that this location was selected due to the location for the Community Park and another location closer to Murabella will be a future

sports field. The Developer, DR Horton donated the initial funding of \$185,000 to the county. The HOA has offered to donate additional funds conditional on a playground being included. The county has worked to complete most of the engineering internally to reduce cost and use the funds for improvements. The County plans to break ground by winter at the earliest.

- c. **County Vehicle Safety Study and Assessment:** Dave discussed the Traffic Study that was completed by the County Traffic Engineer in December 2017. Dave summarized that the outcome showed 85% of the vehicles passing through the development were speeding but not traveling far enough over the 25 mile per hour speed limit to motivate the County to take any action. The County did document the need for a traffic light at the intersection of Pacetti and Meadowlark. However, the project is likely to cost approximately 2 million dollars, is not yet funded, and likely to be at least two years away. The HOA is currently paying for Sheriff presence to deter speeding within the development. However, concerns were brought up by attendees regarding the speeding hazards. Speedbumps were brought up as a recommendation, but Dave advised that because the development's roadways are owned and maintained by the County, no speedbumps would be allowed to be placed within the development. Dave also discussed the Speed Feedback System and advised this option is still on the table for the Board's consideration.
- d. **On Street Parking:** The hazards associated with on street parking were discussed. Most of the community has no sidewalks and school buses often have difficulty passing. Dave advised that ongoing discussion is underway with legal counsel regarding this concern and at this time towing would not be enforceable. If needed, emergency vehicles would have the right to move on street parked vehicles by force if there is a need for them to pass through. The Board is requesting voluntary compliance by the residents within the development. Dave advised that the roads are owned by the County and not the HOA.

V. New Business:

- a. A recommendation was made to list online information on who to call for what.
- b. Dave advised of the recent change to the fencing guidelines to allow for additional fence options including board on board and wood grain vinyl. Dave also advised that additional discussion will be underway as to how to handle aging fences within the community.

VI. Closing Remarks and Adjournment.

Motion to adjourn at 8:25, passed unanimously.

Our next Quarterly Board meeting is scheduled to take place on November 14, 2018 at 7:00 PM at Pacetti Bay Middle School.

Debra Gould, Director for Peggy Hutchinson, recording Secretary, the Meadows at World Golf Village Homeowners Association.