



**THE MEADOWS  
AT WORLD GOLF VILLAGE**

Board Meeting – Oct 17, 2024 at 7:00PM

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Preliminary and Subject To Change

## Call to Order – Board Meeting – Oct 17<sup>th</sup>

- Call to Order
- Determination of Quorum
- Confirmation of Public Notice of Meeting & Agenda
  - Public Notice Board
  - Web Site – <https://www.themeadowswgv.com>
- Opening Remarks
  - Welcome
  - Overview of Tonight’s Agenda

**The Meadows at WGV – Board of Director’s Special Business Meeting**  
**October 17, 2024 at 7:00 P.M. – Online & via Phone \*\***  
 (Continuation of Oct 10th Meeting)

**Agenda**

Meeting Called to Order  
 Opening Remarks  
**Special Order**

- Community Association Management Candidates – Finalists
- Community Association Management Company – Selection

**Unfinished New Business**

- Budget 2025 - Operating Expenses Estimates

**Open to those attending for comments, feedback and questions**

- Additional comments, feedback and questions

Closing Remarks  
 Adjournment

**\*\* Web & Phone Connection Information: <https://themeadowswgv.com/>**  
**On HOA Web Site – Home Page – Bottom – Association Events Section**  
 =====

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

Register in advance for this meeting:  
<https://zoom.us/join/zoom/register?tk=admpeD0dHtEgWLLxTfP5G1Fpw0SFj6P>

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

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## Agenda – Special Board Meeting – Oct 17<sup>th</sup>

- Meeting Called to Order
- Opening Remarks
- **Special Order**
  - Community Association Management Candidates – Finalists
  - Community Association Management Company – Selection
- **Unfinished New Business**
  - Budget 2025 - Operating Expenses Estimates
- **Open to those attending for comments, feedback and questions**
  - Additional comments, feedback and questions.
- Closing Remarks
- Adjournment

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## Special Order

- Community Association Management Candidates – Finalists
  - The CAM Team – Oct 16<sup>th</sup>
  - Sentry Management – Oct 17<sup>th</sup>

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## Overview Summary of Proposals

### 1. Sentry Management Proposal

- \$2000/month (\$1200 accounting/admin + \$800 dedicated management)
- Includes 6 board meetings per year
- Offers CommunityPro portals for board and residents

### 2. The CAM Team Proposal

- \$2695 monthly management fee
- Includes 6 meetings per year and 18 inspections per year
- \$1000 one-time setup fee
- Offers Cinc Systems portals for board and residents

***Disclaimer:** This comparison highlights key differences to assist initial evaluation. It does not replace or supersede actual proposals. Use as a starting point in the decision process only*

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## Community Association Management Company – Selection (1of2)

**WHEREAS**, the Board of Directors of The Meadows At Saint Johns Owners Association, Inc. dba The Meadows at World Golf Village HOA determined it was in the best interest of the Association to explore other association management companies to assist in performing its management duties; and

**WHEREAS**, the current contract with First Coast Association Management (FCAM) expires on November 30, 2024, and renews automatically unless written notice is provided 60 days prior to expiration; and

**WHEREAS**, such notice was mailed to FCAM on September 26, 2024, and received by September 30, 2024, informing FCAM of the Association's decision to terminate the contract at the end of the current term; and

**WHEREAS**, the Association received proposals from five companies and conducted screening presentations with all five, allowing each to present their proposal and demonstrate their software application; and

**WHEREAS**, following these presentations, the Board of Directors selected two companies as finalists; and

**WHEREAS**, each finalist was given an hour to discuss their proposal in detail, clarify policies and procedures, and answer questions from the directors; and

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### Community Association Management Company – Selection (2of2)

**WHEREAS**, the Board of Directors has carefully considered the proposals, discussions with the two finalists, and evaluated what it believes is the best fit for the community in terms of services provided, company culture, range of interaction with the Board to assist in cooperative interactive management, and approach to interaction and assistance to owners in matters concerning the association;

**NOW, THEREFORE, BE IT RESOLVED**, that the Board of Directors of The Meadows At Saint Johns Owners Association, Inc. dba The Meadows at World Golf Village HOA officially selects <<As Decided>> as the top candidate to replace the current association management company for The Meadows at World Golf Village; and

**BE IT FURTHER RESOLVED**, that the Board of Directors is directed to immediately enter into negotiations with <<As Decided>> to develop a final proposal; and

**BE IT FURTHER RESOLVED**, that the Board is instructed to present a contract for its consideration upon developing the final contract proposal no later than October 29, 2024.

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### Unfinished New Business

- Budget 2025 - Operating Expenses Estimates

THE MEADOWS AT WORLD GOLF VILLAGE HOA		01/01/2024 to 09/30/2024			
Description	Actual	Year-to-date Budget	Variance	Annual Budget	% of Budget
<b>OPERATING INCOME</b>					
<b>Revenue</b>					
4110-000 Assessments	86,400.00	86,400.00		115,200.00	75.000%
4400-000 Interest & Late Fees - Owners	1,575.15	1,649.97	(74.82)	2,200.00	71.598%
4410-000 Interest Income - Operating	27.64	9.00	18.64	12.00	230.333%
4999-000 Use of PY Surplus		3,715.20	(3,715.20)	4,953.64	
<b>Total Revenue</b>	<b>88,002.79</b>	<b>91,774.17</b>	<b>(3,771.38)</b>	<b>122,365.64</b>	<b>71.918%</b>
<b>Total OPERATING INCOME</b>	<b>88,002.79</b>	<b>91,774.17</b>	<b>(3,771.38)</b>	<b>122,365.64</b>	<b>71.918%</b>

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THE MEADOWS AT WORLD GOLF VILLAGE HOA		01/01/2024 to 09/30/2024				
Description	Actual	Year-to-date Budget	Variance	Annual Budget	% of Budget	
<b>OPERATING EXPENSE</b>						
<b>General &amp; Professional</b>						
5105-000 Bad Debt	573.77	1,800.00	1,226.23	2,400.00	23.907%	
5110-000 Annual Corporate Report	61.25	82.53	21.28	110.00	55.682%	
5120-000 Insurance Expense	6,462.65	7,031.25	568.60	9,375.00	68.935%	
5125-000 Annual CPA (Audit & Tax)	250.00	187.47	(62.53)	250.00	100.000%	
5130-000 Legal & Professional	5,499.29	5,400.00	(99.29)	7,200.00	76.379%	
5140-000 Management Fees	10,800.00	21,600.00	10,800.00	28,800.00	37.500%	
5160-000 Office Expense	5,594.90	4,650.03	(944.87)	6,200.00	90.240%	
5240-000 Records Storage	413.01	810.00	396.99	1,080.00	38.242%	
<b>Total General &amp; Professional</b>	<b>29,654.87</b>	<b>41,561.28</b>	<b>11,906.41</b>	<b>55,415.00</b>	<b>53.514%</b>	
<b>Grounds Maintenance</b>						
6010-000 Landscape Maint Contract	31,431.18	31,740.48	309.30	42,320.64	74.269%	
6020-000 Landscape Enhancements	9,040.05	6,052.50	(2,987.55)	8,070.00	112.020%	
6050-000 Irrigation Repairs & Maint	845.15	1,800.00	954.85	2,400.00	35.215%	
6060-000 Lake & Fountain Maint	4,275.00	4,590.00	315.00	6,120.00	69.853%	
<b>Total Grounds Maintenance</b>	<b>45,591.38</b>	<b>44,182.98</b>	<b>(1,408.40)</b>	<b>58,910.64</b>	<b>77.391%</b>	
<b>Common Property Repairs &amp; Maintenance</b>						
6515-000 Repairs & Maint - General	54.17	375.03	320.86	500.00	10.834%	
<b>Total Common Property Repairs &amp; Mal</b>	<b>54.17</b>	<b>375.03</b>	<b>320.86</b>	<b>500.00</b>	<b>10.834%</b>	
<b>Utilities</b>						
7040-000 Electricity	4,941.52	5,024.97	83.45	6,700.00	73.754%	
<b>Total Utilities</b>	<b>4,941.52</b>	<b>5,024.97</b>	<b>83.45</b>	<b>6,700.00</b>	<b>73.754%</b>	
<b>Reserves</b>						
8160-000 Reserves-Entry Monument	630.00	630.00		840.00	75.000%	
<b>Total Reserves</b>	<b>630.00</b>	<b>630.00</b>		<b>840.00</b>	<b>75.000%</b>	
<b>Total OPERATING EXPENSE</b>	<b>80,871.94</b>	<b>91,774.26</b>	<b>10,902.32</b>	<b>122,365.64</b>	<b>66.090%</b>	
<b>Net Income:</b>	<b>7,130.85</b>	<b>(0.09)</b>	<b>7,130.94</b>	<b>0.00</b>		

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Open for Comments, Feedback and Questions

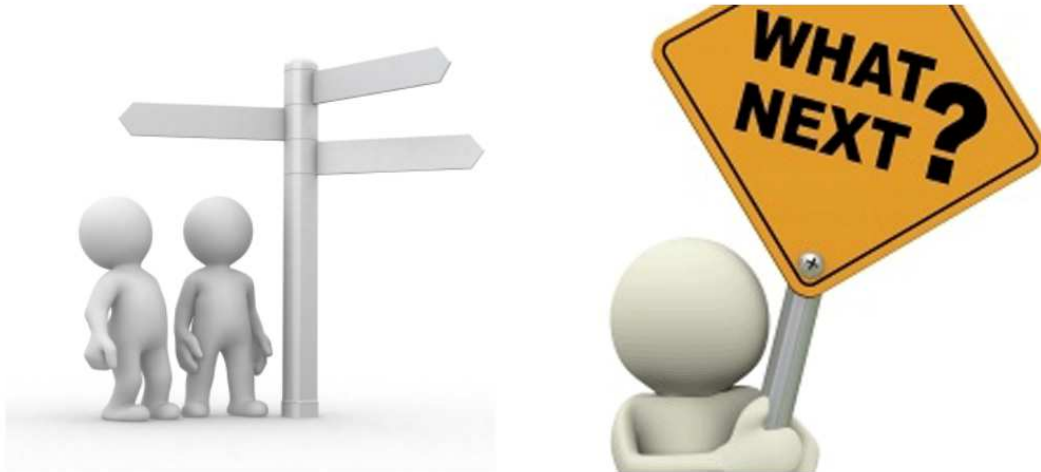


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### What Is Next ? - Closing Remarks



➤ **Next Scheduled Regular BOD Meeting – Thursday, Nov 14, 2024 at 7:00 PM**

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### Thank You for Attending



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