



November 15, 2024

The Meadows

At World Golf Village

Saint Augustine, FL 32092

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NOTICE OF 2025 HOA ASSESSMENT

Dear Meadows at World Golf Village Homeowner:

At the Board of Directors meeting on November 14, 2024, the 2025 budget and annual assessment were approved for *The Meadows at Saint Johns Owners Association, Inc. dba The Meadows at World Golf Village*.

The annual assessment for 2025 will be **\$305** per home, reflecting a \$17 increase from 2024. This adjustment is necessary to cover rising costs in:

- Insurance
- Property management
- Utilities
- Landscape maintenance

You will receive a detailed statement in mid-December with payment options. However, if you wish to pay before receiving your statement, you may mail your check with the following details:

Payment Information:

- Payable to: The Meadows at World Golf Village
- Amount: \$305.00
- Memo: Include your house number, street name, and "2025 dues"

Mailing Address:

THE MEADOWS AT WORLD GOLF VILLAGE HOA
c/o The CAM Team
2233 Park Avenue, Suite 103
Orange Park, FL 32073

A copy of the 2025 budget is enclosed for your review.

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

Association Operating Budget for Fiscal Year 2025

The Meadows at WGV HOA	Approved 2024 Budget @ \$288/yr			Proposed 2025 Budget @ \$305/yr		
Description	Income/Expense Actual Jan-Sep 2024	Operating Budget Jan-Sep 2024	Budget Year 2024 @ \$288/year	Budget Year 2025 @ \$305/Year	\$/Lot Change to 2024 Budget \$17.00/Lot	
INCOME:						
4110 Assessments Charged (Curr. Yr)	\$86,400.00	\$86,400.00	\$115,200.00	\$122,000.00	\$17.00	
4400 Interest & Late Fees - Owners	\$1,575.15	\$1,649.97	\$2,200.00	\$1,000.00	(\$3.00)	
4410 Interest Income - Operating	\$27.64	\$9.00	\$12.00	\$12.00		
4999 Use of Prior Year Surplus (Carry Over)	\$3,715.20	\$3,715.20	\$4,953.64	\$0.00	(\$12.38)	
TOTAL INCOME	\$91,717.99	\$91,774.17	\$122,365.64	\$123,012.00	\$1.62	
EXPENSES:						
General & Administrative						
5105 Bad Debt Expense	\$573.77	\$1,800.00	\$2,400.00	\$1,000.00	(\$3.50)	
5110 Corporate Report Filings	\$61.25	\$82.53	\$110.00	\$110.00		
5120 Insurance Expense	\$6,462.65	\$7,031.25	\$9,375.00	\$9,375.00		
5125 Audit & Tax Services	\$250.00	\$187.47	\$250.00	\$250.00		
5130 Legal & Professional Fees	\$5,499.29	\$5,400.00	\$7,200.00	\$5,500.00	(\$4.25)	
5140 Management Fees	\$10,800.00	\$21,600.00	\$28,800.00	\$31,800.00	\$7.50	
5160 Office Expense	\$5,594.90	\$4,650.03	\$6,200.00	\$6,300.00	\$0.25	
	* Office Expense Bulk Printing & Delivery	\$3,958.89	\$2,437.52	\$3,250.00	\$2,850.00	
	* Office Expense Meeting Room/Zoom	\$359.90	\$281.25	\$375.00	\$380.00	
	* Office Expense Copies, Postage, Delivery & Supplies	\$1,276.11	\$1,931.26	\$2,575.00	\$3,070.00	
5240 Records Storage	\$413.01	\$810.00	\$1,080.00	\$900.00	(\$0.45)	
Grounds Maintenance						
6010 Landscape Maint Contract	\$31,431.18	\$31,740.48	\$42,320.64	\$43,272.00		
6020 Landscape Remediation	\$9,040.05	\$6,052.50	\$8,070.00	\$8,070.00		
6050 Irrigation Repairs & Maint	\$845.15	\$1,800.00	\$2,400.00	\$2,440.00		
6060 Lake Maint Contract	\$4,275.00	\$4,590.00	\$6,120.00	\$5,820.00	(\$0.75)	
6515 Grounds Repairs & Maint	\$54.17	\$375.03	\$500.00	\$500.00		
Utilities						
7040 Electricity	\$4,941.52	\$5,024.97	\$6,700.00	\$6,835.00	\$0.34	
	* Electricity-Entrance Lamps & Well	\$1,094.42	\$1,033.19	\$1,377.60	\$1,405.36	
	* Electricity-Entrance Notice Board	\$255.00	\$267.52	\$356.70	\$363.89	
	* Electricity-Street Lights	\$3,592.10	\$3,724.27	\$4,965.70	\$5,065.76	
Reserves Transfer						
8160 Resv Trsf-Signage Incident Rec-Rest Resv	\$630.00	\$630.00	\$840.00	\$840.00		
TOTAL EXPENSES	\$80,871.94	\$91,774.26	\$122,365.64	\$123,012.00	\$1.62	
OPERATING FINANCIAL CONDITION						
9900 STATUS OF INCOME-TO-EXPENSES	\$7,130.85	(\$0.09)	\$0.00	\$0.00	\$0.00	



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Welcoming The CAM Team: Your New Community Management Partner

As we approach December 1st, we're excited to formally introduce The CAM Team as The Meadows at World Golf Village's new community management partner. With over 15 years of experience serving North Florida communities, The CAM Team brings professional expertise and a commitment to excellence that will help maintain and enhance our neighborhood's high standards.

Based in Orange Park, The CAM Team has built their reputation on delivering personalized, responsive service to communities throughout Jacksonville and St. Johns County. Their approach emphasizes clear communication, prompt response times, and dedication to protecting property values – priorities that align perfectly with our community's needs. As a medium-sized firm, they maintain the perfect balance between professional capability and personalized attention that our community deserves.

Starting December 1st, The CAM Team will handle the day-to-day operations that keep our 400-home community running smoothly. This includes coordinating with vendors, conducting regular property inspections, managing maintenance of our common areas, and serving as your primary point of contact for community-related questions and concerns. They'll also support our architectural review process and help ensure consistent enforcement of our community standards.

One significant advantage of this partnership is the technology and accessibility The CAM Team brings to our operations. Board members will have 24/7 access to community financial records and reports through secure online software. Their property inspection system includes photo documentation capabilities, ensuring clear communication about any compliance issues. Homeowners will also benefit from online access to their individual account information, making it easier to stay current with community matters.

The CAM Team's office is open Monday through Friday from 9:00 AM to 4:00 PM (closed 12:00 PM to 1:00 PM). All homeowners can reach The CAM Team at (904) 278-2338 or via email at themedows@thecamteam.com. Their commitment to same-day responses to calls and emails ensures that our community's needs will be addressed promptly.

While The CAM Team will manage our community's daily operations, your Board of Directors will continue to guide overall policy, set budgets, and make key decisions about our community's future. This partnership allows your volunteer Board members to focus on strategic planning while ensuring professional oversight of routine operations. The CAM Team will provide monthly reports on community finances, maintenance issues, and compliance matters, helping the Board make informed decisions about our community's needs.

Their comprehensive services include maintaining accurate ownership records, managing assessment collections, coordinating with contractors, and ensuring compliance with all state regulations and our community documents. The CAM Team's staff includes five licensed Community Association Managers, ensuring that experienced professionals are always available to address our community's needs.

The CAM Team's proven track record includes successful management of communities similar to The Meadows, and they understand the unique character of our neighborhood. Their commitment to delivering on promises, rather than just making them, has earned them high marks from other associations they serve. Their team regularly participates in professional development through major educational seminars, staying current with industry best practices and regulations.

As we prepare for this transition, we're confident that The CAM Team's professional management support will help maintain The Meadows' position as one of St. Johns County's desirable communities. Their expertise in association management, combined with their focus on customer service, positions us well for the future.

Watch for additional information about the transition in the coming weeks. We look forward to introducing you to our dedicated manager and beginning this new chapter in our community's growth.

The Board of Directors is excited about this partnership and the enhanced level of service it will bring to our community. Together with The CAM Team, we remain committed to preserving and improving the exceptional quality of life we all enjoy at The Meadows.

The Board of Directors

The Meadows at World Golf Village

The Meadows at Saint Johns Owners Association, Inc.

Email: hoaboard@themeadowswgv.com

Website: themeadowswgv.com



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IMPORTANT COMMUNITY NOTICE

To All Members of The Meadows at Saint Johns Owners Association, Inc.

Dear Neighbors of The Meadows at World Golf Village,

In compliance with recent amendments to Florida Statute 720.303, we are implementing new methods for distributing important association documents and notices. This notice outlines the changes in how you can access association rules, covenants, and meeting information.

Easy Online Access to Rules, Covenants, and Meetings

To make things simple, we've made our governing documents and meeting information readily available on our community website:

- **Rules & Covenants:** Visit themedowswgv.com/download to download the full set of community guidelines and covenants.
- **Meetings:** Check themedowswgv.com/notices for the latest updates on member and board meetings, including agendas and documents.

This notice serves as our intent to use the website for these purposes going forward.

Stay Informed by Email and Blog

- Want meeting notices and other updates sent straight to your inbox? Sign up to receive email notifications by filling out the form at themedowswgv.com/download.
- Be sure to also check out our community blog at themedowswgv.com/blog for the latest news and updates.

We're Here to Help

If you have any questions or need assistance, please don't hesitate to reach out to the HOA Board at hoaboard@themedowswgv.com. We're committed to keeping our community informed and connected.

Thank you for your participation and support!

Sincerely,

Board of Directors

Meadows at World Golf Village HOA

The Meadows at Saint Johns Owners Association, Inc.

Email: hoaboard@themedowswgv.com



HOA Website