



The Meadows

At World Golf Village

Saint Augustine, FL 32092

November 15, 2023

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I. Notice of HOA Dues-Assessment Increase

The 2024 HOA Budget and the 2024 Yearly HOA Assessment were approved during a Regular Meeting of the Board of Directors of *The Meadows at Saint Johns Owners Association, Inc. dba The Meadows at World Gold Village* on November 9, 2023.

For all homeowners in the HOA, *The Meadows at World Gold Village* Homeowner's Association is responsible for upholding the standards of safety, appearance, and values. The HOA board also budgets for the costs associated with maintaining the common areas, including legal fees, repairs, and maintenance.

The *Meadows at World Gold Village* HOA has decided to raise the annual dues/assessment by \$13 per home, for a total of **\$288** for the **year 2024**, and this notice acts as formal notice of that decision. The decision was made as a result of rising costs for insurance, management expenses, utilities, and landscape care. (Copy of 2024 HOA Budget enclosed.)

II. Notice of Pending Revision to Association Rules

After reviewing the previously adopted and currently in use "Architectural Guidelines" and "Rules and Regulations of the Association," the HOA Board of Directors has determined that it be beneficial for the Association to revise and update these documents.

At the Board meeting on December 14, 2023, the Directors will vote to approve the adoption of the proposed changes and amendments to the Association's Rules and Regulations and Architectural Guidelines. These rules may have an impact on your property, so you are encouraged to review the proposed documents.

If you would like a copy, you can

- download the documents from www.themeadowswgv.com/download,
- send an email to info@themeadowswgv.com, or
- submit a request to **The Meadows at WGV HOA, 11555 Central Parkway, Suite 801, Jacksonville, Florida 32224.**

Kindly provide your email address, mailing address, and name with your request.

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

The Meadows of World Golf Village - 2024 Budget - Operating Account

Account	Operating Acct	Operating Acct	Budget 2023	Approved 2024	Increase/Decrease
	Jan 1 - Sep 30	Est FY 2023	FY 2023	FY 2024	Compared to 2023
INCOME					
			@ \$275/year	@ \$288/year	\$/House
4110 Assessments Charged (Curr. Yr)	\$110,000.00	\$110,000.00	\$110,000.00	\$115,200.00	\$13.00
4114 Late Fees	\$2,079.10	\$2,079.10	\$1,000.00	\$1,000.00	
4410 Interest Income-Operating	\$7.07	\$12.12	\$0.00	\$12.00	
4420 Interest Income - Owners	\$1,182.16	\$1,300.00	\$2,050.00	\$1,200.00	
4430 Capital Contributions-Reserve		\$0.00	\$0.00	\$0.00	
4431 Allocate Reserve Capital Contributions		\$0.00	\$0.00	\$0.00	
4450 Misc. Income		\$0.00	\$0.00	\$0.00	
TOTAL INCOME	\$113,268.33	\$113,391.22	\$113,050.00	\$117,412.00	\$10.91
EXPENSES					
General & Administrative					
5110 Corporate Report Filings	\$61.25	\$61.25	\$110.00	\$110.00	
5115 Bad Debt Expense	\$2,216.91	\$2,216.91	\$8,800.00	\$2,400.00	(\$16.00)
5120 Insurance Expense	\$6,404.78	\$8,541.68	\$9,375.73	\$9,375.00	
5127 Audit & Tax Services	\$200.00	\$200.00	\$500.00	\$250.00	(\$0.63)
5130 Legal & Professional Fees	\$2,993.93	\$6,158.12	\$6,600.00	\$7,200.00	\$1.50
5140 Management Fees	\$21,600.00	\$28,800.00	\$27,000.00	\$28,800.00	\$4.50
5150 Misc Contingency		\$0.00	\$0.00	\$0.00	
5160 Office Expense	\$4,447.81	\$6,183.34	\$3,426.00	\$6,200.00	\$6.94
* Bank Account Charges	\$410.00	\$410.00	\$780.00	\$500.00	
* Copies, Printing & Supplies (FCAM)	\$1,015.64	\$1,320.33	\$1,250.00	\$975.00	
* Bulk Printing & Delivery (FCAM)	\$685.21	\$685.21	\$0.00	\$225.00	
* Postage & Delivery (FCAM)	\$1,041.86	\$1,552.42	\$800.00	\$1,000.00	
* Bulk Printing & Delivery (HOA)	\$676.05	\$1,596.33	\$0.00	\$3,025.00	
* Meeting Room Costs	\$349.90	\$349.90	\$500.00	\$375.00	
* Misc & Office Supplies	\$269.15	\$269.15	\$596.00	\$100.00	
516x Record Storage Expense		\$0.00	\$0.00	\$1,080.00	\$2.70
Grounds Maintenance					
6010 Lawn Maintenance	\$31,948.64	\$42,220.64	\$46,735.24	\$42,320.64	\$6.14
6020 Landscape Remediation	\$655.64	\$8,330.83	\$1,200.00	\$8,070.00	
6050 Irrigation Repairs & Maint.	\$579.85	\$899.35	\$1,800.00	\$2,400.00	\$1.50
6060 Lake Maintenance	\$4,275.00	\$4,758.00	\$5,818.00	\$6,120.00	\$0.76
6510 Grounds Repairs & Maint	\$759.81	\$836.31	\$500.00	\$500.00	
Utilities					
7040 Electricity	\$4,515.21	\$6,129.21	\$5,605.00	\$6,700.00	\$2.74
* Electricity-Entrance Lamps & Well	\$674.60	\$1,004.60	\$805.00	\$1,377.60	
* Electricity-Entrance Notice Board	\$250.13	\$334.13	\$315.00	\$356.70	
* Electricity-Street Lights	\$3,590.48	\$4,790.48	\$4,485.00	\$4,965.70	
Reserves Transfer					
8245 Resv Trsf-Signage Incident Rec-Rest Resv	\$210.00	\$420.00	\$0.00	\$840.00	\$2.10
TOTAL EXPENSES	\$80,868.83	\$115,755.64	\$117,469.97	\$122,365.64	\$12.24
FISCAL YEAR FINANCIAL CONDITION					
9900 Status Of Income-To-Expenses	\$32,399.50	(\$2,364.42)	(\$4,419.97)	(\$4,953.64)	

* Meeting Notice *

The Meadows at WGV – Board of Director’s Regular Meeting
December 14, 2023 at 7 P.M. – Online & via Phone **

- Vote on Revised & Amended Architectural Guidelines
- Vote on Revised Association's Rules and Regulations

These rules may have an impact on your property,

So you are encouraged to review the proposed documents.

Download documents from www.themeadowswgv.com/download

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

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

* Notice of Revision *

The Board of Directors reviewed the Bylaws of the Corporation, adopted on August 6, 2001, and determined it to be best interest of the Association to revise and amend the Bylaws of Corporation. On October 12, 2023 at the public open meeting of the board of directors of The Meadows at Saint Johns Owners Association, Inc. adopted "**Amended And Restated By-Laws Of The Meadows At Saint Johns Owners Association, Inc.**"

The Association By-Laws are one of the governing documents. You are encouraged to review the revised Association By-Laws.

The revised By-Laws are recorded at Official Records book 5856, page 1335 et seq., of the public records of St. Johns County, Florida.

If you would like a copy of the revised By-Laws, you can

- download the documents from www.themeadowswgv.com/download,
- send an email to info@themeadowswgv.com, or
- submit a request to **The Meadows at WGV HOA, 11555 Central Parkway, Suite 801, Jacksonville, Florida 32224.**

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I'm writing to convey my gratitude and a heartfelt "Thank You" to all of the owners who have gone above and beyond to keep their property in top condition, as evidenced by the follow-up to the community evaluation in October.

I was walking around the community recently and was amazed by how much of an impact your efforts have had. The curb appeal of our homes, as well as the care we are taking with our entrance way, have an enormous effect on the lasting first impression created of our neighborhood.

The monthly community evaluations are performed by walking the neighborhood during midday to see our homes the way visitors see them.

Two items were noted in need of extra attention within our community.

- Mailboxes – Many people have inquired as to what is needed to fix their mailbox. As I began to research, I discovered it to be perplexing, so I gathered information useful for updating your mailbox, which is included within this mailing. (The general condition of mailboxes will be reported on beginning with February's review.)
- Fence Maintenance – Our warm, humid climate fosters growth on the surface and along the ground of the fence. Together, these contribute to an unkempt appearance. Please remember to edge the vegetation growing along the fence and the side of your house. Consider power washing your fence at least once every two years to remove accumulated dirt, and grime on the exposed fence surface. Mold and algae growth on the fence must be addressed immediately.

An update on our entrance work - The progress on the clearing, trimming, and overall improvement of the entrance and the area along Meadowlark has been slowed by the heat of July and August. Unfortunately, this pushed the tasks planned to be completed during the summer to late in the fall. The availability of vendors and reasonable costs have been limiting factors in timely completing our work.

Key landscaping tasks depend on several specific milestones in the storage facility's construction being finished. This includes their installation of a perimeter chain link fence and planting of trees on their side of the shared property line. Once those steps are completed, we will proceed with the work necessary for the planting of a hedge and multiple trees that will grow to "hide" three-story light and dark gray building.

Construction of the storage facility is planned to be completed at the beginning of January 2024 with opening in early-mid January.

I wish you every happiness this Holiday Season and throughout the coming year.

Mike Krugman

President – The Meadows at World Golf Village HOA

mkrugman@themeadowswgv.com

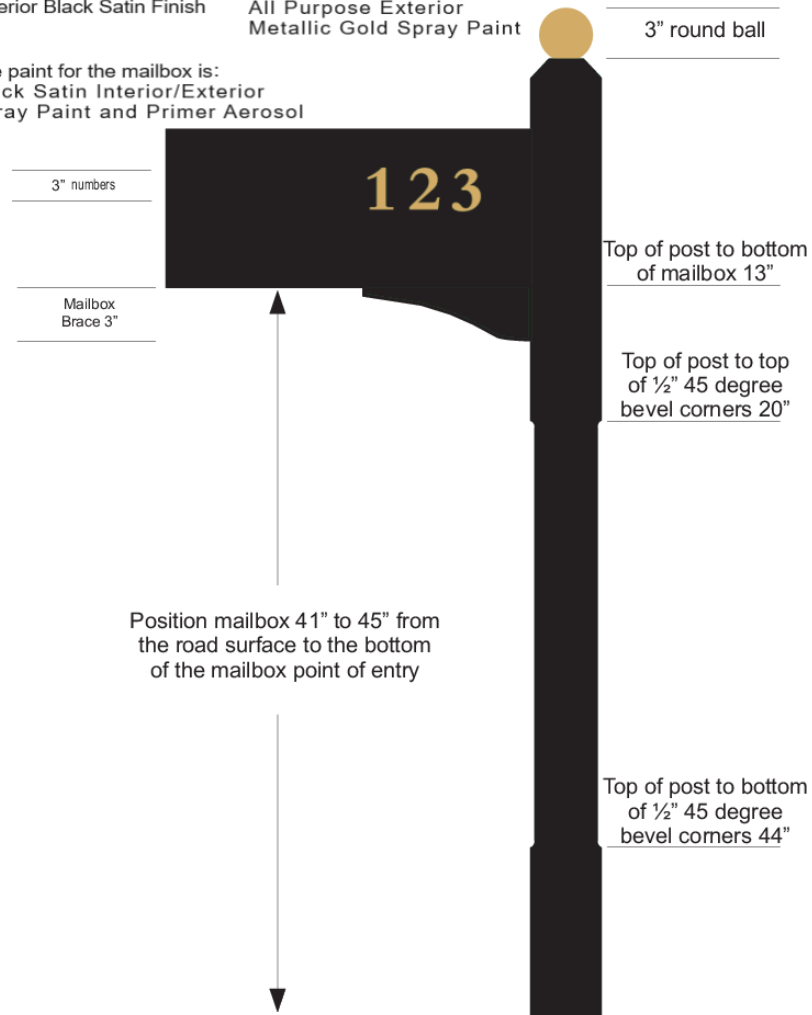
Cell: 904-347-9898

Mailboxes - The Meadows at World Golf Village

The paint for the post is:
Exterior Black Satin Finish

The paint for the ball is:
All Purpose Exterior
Metallic Gold Spray Paint

The paint for the mailbox is:
Black Satin Interior/Exterior
Spray Paint and Primer Aerosol



The Federal Highway Administration recommends burying the post less than 24" in dirt.



Mailboxes - The Meadows at World Golf Village

- 322.1** All residences in the Meadows are required to have U.S. Post Office approved mailbox for rural carrier home delivery.
- 322.2** All mailboxes for use in the delivery of mail shall be erected in the location compliant with USPS regulations and must be constructed according to a size, design, and material approved by the Architectural Review Committee.
- 322.3** The mailbox should be Post Mount Steel Construct Medium Mailbox with an adjustable door latch. (Approximate dimensions: H 8.75in, W 6.75in, D 19.5in) Reference example mailboxes are "*Elite Bronze, Medium, Steel, Post Mount Mailbox by Architectural Mailboxes*" or "*MB1 Pewter, Medium, Steel, Post Mount Mailbox by Architectural Mailboxes*"
- 322.4** The mailbox must be painted in a satin black finish. (Reference: *Black Satin Interior/Exterior Spray Paint and Primer Aerosol*)
- 322.5** The wood post for the mailbox (other than the 3 inch ball) must be painted in an exterior satin black finish.
- 322.6** The 3 inch Wooden Round Ball, on the top the wood post, must be painted in a metallic gold spray paint. (Reference: *All Purpose Exterior Metallic Gold Spray Paint*) (Wooden Round Ball available in Arts & Craft sections.)
- 322.7** The house numbers may be placed on both sides of mailbox and shall be Die-Cut Numbers in gold color - 3 inch tall with 1/2 inch thickness. (Reference: *Amazon - "iSYFIX DENMGCH3IN" or "B08VFBPR6K"*)
- 322.8** The homeowner is required to keep mailbox and post well maintained and in good working order.

Source: Architectural Guidelines 2023 of *The Meadows at World Golf Village Homeowners Association*