



December 2, 2022

Dear Association Member of The Meadows at World Golf Village HOA,

First Coast Association Management will become the management company for The Meadows at World Golf Village HOA, with accounting services starting on December 1, 2022 and full property management services effective January 1, 2023. We welcome your association to our portfolio and look forward to serving you!

First Coast is a full-service association management company whose primary objective and core business is to provide professional and responsive property management to homeowner and condominium associations. Some of our responsibilities include assisting the Board of Directors in enforcement of the community covenants and restrictions, administration of the architectural review process, association accounting services, physical inspection of the association's common areas and facilities, and supervision of contract service providers.

Our office is located at 11555 Central Parkway, Suite 801 Jacksonville, FL 32224. The management team that will be assigned to your community is as follows.

Anna Hornstein will serve as your Community Association Manager and be the day-to-day contact. Anna can be reached at (904) 998-5365. Ext. 231 or direct dial at (904) 717-9231 between the hours of 9:00 am and 5:00 pm, Monday through Friday or email at anna@firstcoastam.com.

Emmy Sables will be the Accounting Manager and can be reached at (904) 998-5365 Ext. 226 or direct dial at (904) 717-9226 or email at emmy@firstcoastam.com.

During December, our office will send a coupon booklet from Truist Bank for the 2023 assessments. An "Association Pay (ACH)" banking option is offered and there are also instructions for setting up an "Online Bill Pay Service" with your bank. **It is important that you cancel or update any previous instructions to your bank, as your association account number will change.** If you have any questions regarding your account, please contact Emmy Sables at the number reflected above.

If you are calling after business hours, leave a voice mail message and we will return your call the next business day. In case of an emergency, please stay on the line for the answering service operator to properly dispatch your call.

Enclosed you will find an owner's information update form. To ensure we have accurate resident information, please complete this form, and return to our office.

Please feel free to contact us with any questions you may have regarding The Meadows at World Golf Village HOA — and again, welcome to the First Coast Association Management family.

Sincerely,
Alice Hubbard, LCAM
President

Serious About Service!

11555 Central Parkway, Suite 801 • Jacksonville, FL 32224 • 904.998.5365 • 904.998.5366 Fax

THE MEADOWS AT WORLD GOLF VILLAGE HOA HOMEOWNER INFORMATION UPDATE FORM

Please complete and return this form as necessary to update the management company of any changes in your contact information and status of your residency (i.e., owner occupied, rental residence, new phone, or email). This information will enable us to manage your community association more effectively.

Return To:

First Coast Association Management
11555 Central Parkway, Suite 801
Jacksonville FL 32224
Office: 904-998-5365

Date: _____

Name(s):

Property address:

Mailing address (if different):

Home phone: _____ Cell(s) phones: _____

Email: _____ Email: _____

(By providing emails I/ We consent to receiving email communications and distribution of same in any community directory that may be published.)

Owner occupied? Yes () No () Leased? Yes () No ()

If leased, please provide the following information and a copy of the lease:

Name of rental agent (if applicable): _____ Phone: _____

Tenant name(s): _____

Tenant phone: _____ Lease term: _____

Comments: _____

The Meadows at World Golf Village

Saint Augustine, Florida 32092

December 12, 2022

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The twice-postponed 2022 Annual Members Meeting took place this past week (Dec 5th) at Pacetti Bay Middle School. The new timing for the meeting was unfortunate as it would only enable a small number of people to attend.

The discussion of where we (the association) have been, where we are now, and where we want to go in the future year was the primary focus of this year's annual meeting. The meeting included an introduction of Ms. Sheree S. Williams, CFO of First Coast Association Management LLC, who discussed our partnership and provided background information on First Coast.

For those of you who were unable to attend the meeting, I recommend you take the opportunity to review the handout of the slide presentation given. The slides detail the key take-away points discussed. The handout is available on the website (<https://themedowswgv.com/meeting-minutes>).

Any resident who is interested in working on one of the committees, or one of the special project discussed at the annual meeting, please convey your interest in an email to info@themedowswgv.com

The election of directors for the Association is a crucial part of the annual meeting. The directors, who are the owners' representatives, are in charge of managing the association and deciding how the money you pay to the HOA is spent.

We had four board positions open at the annual meeting this year. Only three of the four positions that were open had nominees. The post of one director is still available. Any owner interested in joining the board should email info@themedowswgv.com to express their interest. These emails are sent directly to the association's president and vice president.

I would like to let you know that the owners present at the annual meeting elected Bob Ostefeld, Scott Clay, and Whitney Taylor Purvis to new terms as association's directors. They are looking forward to the forthcoming year and working to enhance our community.

The Board of Directors' December monthly meeting was held the same week as the annual meeting. The meeting's small turnout limited the amount of business that could be conducted. The President's Report concentrated on events that occurred in November concerning decisions regarding Priority Management and First Coast Management. The handout of the slide presentation, which describes the events and decisions that took place in November, is accessible on the website (<https://themedowswgv.com/meeting-minutes>). Everyone is urged to read over this information.

First Coast Management is actively preparing the statement for the 2023 assessments. Our statement will be mailed by the end of December and should arrive at the start of January at the latest. The owners can pay their assessment in a number of ways, including by submitting it online.

The Association's officers and directors want to wish everyone a joyful holiday season and a safe and prosperous New Year.

Have a magical Holiday season!

Mike Krugman

President – The Meadows at World Golf Village HOA

mkrugman@themedowswgv.com

Cell: 904-347-9898

The Meadows at World Golf Village

Saint Augustine, Florida 32092

December 29, 2022

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There has been a delay in the mailing of 2023 Assessment statements to the owners of property in The Meadows.

The statements are being generated and mailed from our bank. Utilizing the bank provides each owner a number of different options for submitting your payment.

The bank indicated a processing delay in early December that would result in statements being mailed to owners before or after January 1. This is a significant delay from when we usually mail your statements. Based on the feedback I received, I had expected to see the statements in this week's mail.

For those who would like to mail in their 2023 Assessment payment before receiving the statement, please mail your check to our management company.

Make check payable to: **The Meadows at World Golf Village**

Amount: **\$275.00**

Include on check: *house number, street name, and "2023 dues."*

Mail your check to: **THE MEADOWS AT WORLD GOLF VILLAGE HOA
c/o First Coast Association Management
Attn: Sheree Williams
11555 Central Parkway, Suite 801
Jacksonville, FL 32224**

I apologize for the inconvenience the statement mailing has caused, which has been compounded by our switch of management companies in November/December. The process will be reexamined to determine improvements and changes for next year. It is our goal that the statement be received by the owners in the first 10 days of December.

Mike Krugman

President – The Meadows at World Golf Village HOA

mkrugman@themedowswgv.com

Cell: 904-347-9898