

The Meadows at World Golf Village

Saint Augustine, Florida 32092

November 4, 2022

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This coming Thursday evening, November 10th at 7 p.m., the Annual Members Meeting is being hosted at the Pacetti Bay Middle School.

All residents of The Meadows are welcome. The annual meeting gives all residents a chance to learn more about what's going on in the community and to express their thoughts.

In the upcoming year, the board of directors wants to address a number of challenges. Owners and residents' ideas and involvement are essential. With your involvement the association is able to function in a manner befitting our community and the members of the association.

You have a variety of opportunities to become engaged. These include attending the board workshop meetings scheduled for February and April, sending the board an email with your concerns and suggestions, using the Contact-Us form on our website, and joining ad hoc committees to work on particular topics.

The role of the management company is to assist the Board of Directors in the performance of day-to-day administrative services, including providing assistance with inquiries from residents and non-residents, monitoring compliance, and providing notification and tracking of violations.

The directors of the association are the elected representatives of the owners and are responsible for the operation of the association in compliance with its charter, detailed in the covenants and bylaws. While each director's time commitment to the association will differ, this is expected and encouraged as we work to include a diverse group of owners in board activities to encourage broad participation and a mix of backgrounds.

Our community is fortunate to have a wide mix of ages, experiences, and families at various stages. This can be leveraged to benefit the association and the community as this board works to provide different avenues of communication and involvement.

As recent history has shown, it is not in the best interests of our community to turn over control to a management company. It is critical that the president and/or vice president of the association have a degree of involvement in the day-to-day operations to be able to respond directly to concerns raised by a resident.

At the annual members meeting, we will be discussing where we have been, where we are today, and where we wish to go in the coming year. A portion of the meeting will include an open question and answer session.

This meeting includes the crucial annual process of choosing the association's directors. According to the bylaws, a person appointed to fill a vacancy on the board of directors serves only until the following annual meeting. Four (4) appointments were made in September to fill open director posts. The membership in attendance at the meeting on November 10th will vote on the candidates for these four seats.

We anticipate and look forward to a busy and productive year. On November 10th, I hope you will be able to join us.

Mike Krugman

President – The Meadows at World Golf Village HOA

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November 11, 2022

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We have encountered instances throughout the last ten days that have served as a reminder that the unexpected and change are the rule rather than the exception.

Our second attempt to hold the Annual Members Meeting this year had to be cancelled due to an impending storm. Due to a legal challenge that the proper forms and notification had not been provided, the initial attempt in August had to be abandoned.

Within a few hours of receiving official word that the school facility would be unavailable on Thursday, the day we had secured space for our meeting, we were able to reschedule the annual members meeting. Based on official notice requirements and mail service lead time, the next available dates were in December.

Monday, December 5th, at 7 p.m., was reserved for the rescheduled 2022 Annual Members Meeting at Pacetti Bay Middle School. The agenda as previously distributed remains the same. An official notification will be distributed by mail next week.

The Board's relationship with its vendors and service providers is now being reviewed and re-evaluated. We are encountering processes and other changes that might not be in alignment with the board's or the community's short- and long-term needs. While upholding our fiduciary duties to the association, our aim is to forge beneficial working relationships that benefit both parties.

The evaluation procedure just got started. The process is comprised of conversations among the board members and, to a varying extent, the provider(s). We'll update the community on our progress.

Please reserve December 5th at 7 o'clock on your calendar for the annual members meeting. We hope you will attend this informative meeting with the other owners and residents of our community.

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November 15, 2022

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Announcement

Subject: Priority Community Management is no longer providing community management services for The Meadows at World Golf Village.

Priority Community Management and The Meadows at World Golf Village HOA have mutually agreed to "go our separate ways," effective as of today, November 15, 2022.

Priority Association Management has a successful business model and management strategy. As our county and region grow, I see Priority leveraging their present business strategy to grow extremely well in this market. The Meadows requires different processes. We would be the exception that Priority would need to handle, which would increase complexity and overhead for both of us.

We, the board members of The Meadows at World Golf Village HOA, believe that Priority Management is well situated to continue growing and expanding in today's environment, and we wish them the best in this endeavor.

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Priority Community Management and The Meadows at World Golf Village HOA mutually decided to "go our own ways" this past week, on Tuesday, November 15, 2022. The neighborhood and its residents are no longer receiving community management services from Priority Community Management.

First Coast Association Management (firstcoastassociationmanagement.com) will start offering community management services to The Meadows at World Golf Village's owners, residents, and Board of Directors beginning of Thursday, December 1, 2022.

In the meanwhile, you can contact me, Mike Krugman, via text (904-347-9898) or email at info@themedowswgv.com with any inquiries or concerns normally directed to the management company.

This past week saw the start of the transition to the new management company, which is moving forward quickly. On or around December 1st, the transition of support services is anticipated to be finished.

At the rescheduled Annual Members Meeting, which will take place at Pacetti Bay Middle School on December 5 at 7:00 p.m., a representative from First Coast Association Management will be present.

There are many ways that the Annual Members Meeting serves the community, but two crucial ones stand out. The first is the association's directors being chosen. When the HOA conducts business, these people speak on behalf of the owners. Communication is the other important area. The association officers will give an overview of where we have been, where we are now, and the direction the board is taking for the upcoming year. Furthermore, it gives people in attendance a chance to express their concerns and ask questions about the HOA and our community.

Those present at the annual members meeting may nominate themselves or another for a position on the board of directors. Before the meeting, anyone interested in joining the board or one of our committees can express their interest by sending an email to info@themedowswgv.com.

I would like to draw your attention to a free online webinar taking place on December 7, 2022, from 12 pm to 2 pm, for anyone interested in learning more about their rights and obligations in a Home Owners Association (HOA). Information about this webinar may be found in the Events section on our website's home page (themedowswgv.com). *(The posting of this webinar is provided only as a convenience to and for informational purposes only for residents; and does not constitute an endorsement or an approval by The Meadows at World Golf Village HOA of any such products, services, opinions, advice, or counsel.)*

We will have the opportunity to observe Thanksgiving Day in the coming days. Thanksgiving is a great time of year because it offers us an additional opportunity to share happiness, remember happy times past, reflect on lessons learned, and show gratitude for the people in our lives. I wish you and your family have an incredible Thanksgiving Day.

Mike Krugman

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The focus this week is back on the management company transition after a holiday weekend off and time spent with family and friends. On Thursday, December 1st, First Coast Association Management will start providing community management services for our neighborhood.

The days of December 1 and 2 will be extremely busy, as both the management company and the Association are going through crucial transitional processes. During these two (2) days, email and other inquiry responses might be delayed.

The Meadows HOA will hold the postponed 2022 Annual Members Meeting at Pacetti Bay Middle School on Monday, December 5th, at 7 o'clock. Owners and residents of the Meadows alike are welcome. There will be a First Coast Association Management representative in attendance.

We will discuss where we have been, where we are now, and where we wish to go in the upcoming year during our annual members meeting. An open question-and-answer opportunity will be included in a segment of the meeting.

The important annual procedure of electing the association's directors takes place at this meeting. The bylaws state that a person appointed to fill a vacancy on the board of directors only holds office until the annual meeting after their appointment. In September, four (4) appointments were made to fill available director positions. Voting will take place for these four seats among the membership present at the meeting on December 5.

An owner can be nominated for a position on the board of directors by anybody present at the annual members meeting, including the nominee themselves.

Next Monday, December 5th, I hope you will be able to join the Association board, owners, and community residents at this informative and critical Annual Members Meeting of The Meadows at World Golf Village HOA.

Mike Krugman

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