

The Meadows at World Golf Village

Saint Augustine, Florida 32092

October 7, 2022

Page 1 of 1

This week, a change began in our community.

On Monday morning, the agreement designating Priority Community Management as our community association manager was signed.

The association began the process of transitioning from being self-managed to receiving administrative services and assistance from Priority Management.

The Meadows at World Golf Village website (www.themeadowswgv.com) will soon be updated to include Priority Management's contact information.

Within the next 7 to 10 days, Priority Management will send an introductory letter to each owner. The letter will include information on Priority's role, their website, and how to access their online portal.

Drafting the association's 2023 budget is still ongoing. The budgeting process for the upcoming year has been delayed by the audit of the financial records received from the previous management company.

We are still on schedule to hold two board meetings in October 2022 to discuss the 2023 budget and 2023 assessments. The first one will take place on Thursday, October 13th at 7 p.m., and the second one on Tuesday, October 25th at 7 p.m.

At its meeting on Tuesday, October 25, the board will vote to adopt the 2023 budget and to set the amount of the 2023 yearly assessment.

Each meeting will be conducted via phone and video conferencing. For connection details and meeting agendas, visit www.themeadowswgv.com.

You are invited to attend either or both of these board meetings. Everyone in attendance will get a chance to speak and express their thoughts on the budget and assessment issues.

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The Meadows at World Golf Village

Saint Augustine, Florida 32092

October 14, 2022

Page 1 of 2

The transition is in progress. This week, the management company visited the neighborhood to do its first inspection. Moving forward, the community visits will be conducted twice a month.

As we get ready for the New Year, the HOA Board held its first meeting of the 4th quarter. Over the course of the next seven (7) weeks, the board will meet multiple times. There will also be an annual membership meeting on November 10th as we prepare for 2023.

This past week, Priority Management, the Meadows' new community manager, mailed their Introductory Letter to all owners. The contact information for Priority has been added to the HOA website (themeadowswgv.com/contact-us).

Additional links and email addresses are being added to the [Contact-Us](#) page of the Meadows website. It provides additional contact information should you wish to report a problem or issue, raise a concern, or ask a question. It includes examples of what issues should be reported to St. Johns County, a link to the SJC reporting system, and information on how to contact FPL about problems with street lights.

The association's financial records for the past 40+ months have been reconciled. The process of developing the HOA budget for 2023 has just begun.

The previous Board of Directors and previous Association Officers **were not** given a clear picture of the HOA finances in the financial reports that the prior management business supplied on a monthly basis. This included how much of the assessments were being collected, and how well revenue matched with spending and the budget. The reports also failed to make a distinction between operational funds and reserve income.

The reconciliation showed that the Association had paid out more than **\$27,000** more in expenses over the course of the 40+ month period than it had collected in revenue. Additionally, this year will end with a projected deficit of **\$3,300** due to the impact of cost increases and inflation.

At the board meeting on Thursday, October 13th, detailed information on the association's financial position was presented. In the upcoming week, the [HOA website](#) will publish the unofficial meeting minutes with the slides presented.

On the website's [Monthly Financials](#) page, a summary of financial activity for the first nine months of 2022 is included in the September 2022 Financial Report.

The association's proposed budget for 2023 was discussed at the same meeting. This budget's goal is to try to strike a balance between the revenue we expect to collect and the costs we must cover. The costs for 2023 were projected with a conservative forecast for cost increases brought

The Meadows at World Golf Village

Saint Augustine, Florida 32092

October 14, 2022

Page 2 of 2

on by inflation and storm losses incurred by the insurance industry. In general, it is too much uncertainty to accurately predict the cost for the upcoming year due to the large number of unknowns.

The board will continue to actively seek out the lowest cost and pricing for the required services while looking for ways to reduce costs without compromising the required level of service and quality.

Unfortunately, raising the annual assessment is necessary in order to better match the money collected with anticipated costs. In order to reduce the impact on homeowners while still providing the HOA with the revenue it needs, various alternatives were examined and considered.

The presented budget proposal for 2023 increases the annual assessment by \$25 while still projecting a potential shortfall of roughly \$4,500. The amount of the shortfall at the end of 2023 will depend on how hard rising prices hit us and how well the HOA is able to collect the money owed from prior years and receive what is due in 2023.

The next Board meeting will be held on Tuesday, October 25th at 7 p.m., and the proposed budget will be up for discussion. There will be a chance for everyone in attendance to voice their concerns and thoughts on the budget proposal. A Zoom Conference Call is being used to conduct the meeting over the phone and the internet. The webpage provides the connection information.

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The Meadows at World Golf Village

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October 21, 2022

Page 1 of 1

The association's 2023 budget is still being worked on, and preparations are being made for the annual membership meeting on November 10th.

On Thursday, November 10, 2022, at 7 PM, Pacetti Bay Middle School will host this year's annual membership meeting. We will be using the multi-media room. All owners will receive a formal notice and agenda for the meeting in the USPS mail the week of October 31st. The interim financial report and the 2023 budget will be included in the notification.

At the board meeting on October 13, the proposed 2023 budget was first presented. You can download the meeting minutes along with the presentation slides from the Meadows website at <https://themeadowswgv.com/meeting-minutes>. The minutes summarize some of the key financial issues discussed.

A special board meeting will be held on Tuesday (October 25th) to review the HOA's 2023 budget in further detail. The proposed budget aims to strike a balance between the expenses that must be covered and the anticipated revenue. The annual assessment/dues for each residence in 2023 would rise by \$25 under the proposed budget.

I cordially welcome you to attend the Board's upcoming meeting on Tuesday, October 25th at 7 PM. Everyone present will have the opportunity to share their concerns and thoughts regarding the budget proposal. The meeting will be held online and over the phone via a Zoom Conference Call. The website offers the connection details.

Additionally, I would like to remind everyone that early voting for the general election of 2022 begins on Wednesday, October 26. The SilverLeaf Amenity Center is the closest early voting location, located around 15 minutes and approximately 8-9 miles away. Three (3) constitutional amendments and a local referendum on the "One-Cent Infrastructure Surtax Ordinance" are on the general election ballot this year. There is more information on the SJC website at <https://www.votesjc.gov/general-election-2022>.

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The Meadows at World Golf Village

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October 28, 2022

Page 1 of 1

Voting begins in November. This year's local and state elections feature a number of important races and issues. Election Day voting is on Tuesday, November 8, and early voting is open through next Saturday, November 5.

Election 2022 voting information and locations can be found on the SJC website (<https://www.votesjc.gov/general-election-2022>).

On November 10, our community will have elections for four (4) HOA Board of Directors positions. This year, the HOA voting process is only available in person at the annual members meeting.

Nominations from attendees will be accepted at the annual meeting. Any owner in attendance at the annual meeting may nominate either another owner or themselves. The present membership, whose accounts are current, will vote after the close of nominations. After the annual meeting of members, the board will convene with the newly elected directors to elect the association's officers for the next year.

The official notice and the agenda for the annual meeting were mailed this week to all owners. This year's annual membership meeting is being hosted at Pacetti Bay Middle School at 7 PM on Thursday, November 10, 2022.

Your attendance at this meeting is very important. The annual meeting provides the owners with an opportunity to learn more about what is happening in the community. Your participation in the operation of The Meadows is essential. With the dedicated involvement of every owner, the association is able to function in a manner befitting our community and the members of the association.

The Homeowner Portal is now available at <https://comwebportal.com/login>. As a new user, you must register. Select "The Meadows at World Golf Village" from the search results. To finish the registration process, follow the steps. Email our community manager at michelle@prioritymngmt.com with any issues or inquiries. The [Contact Us](#) page of our website (themedowswgv.com) has a link to the portal.

Registered users of the homeowner portal will be able to send a message to the management company, follow up on any unfinished compliance items, and monitor the status of their account.

I appreciate everyone that provided Priority and the HOA with their contact information. Please give it some consideration if you haven't already. The association will set up a procedure to send email notifications of forthcoming meetings and events in the neighborhood. As we strive to launch the program, you may receive some preliminary emails in the upcoming weeks.

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