

**The Meadows at World Golf Village HOA - Annual Members Meeting
Thursday, August 22, 2024 at 7:00 p.m.**



Annual Members Meeting – Aug 22, 2024 at 7PM

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This meeting of the members is being conducted in accordance with rules, requirements and regulations outlined in FL s.720.306.

Call your attention to two (2) sub-sections of 720.306

FL s.720.306(6) RIGHT TO SPEAK.—Members and parcel owners have the right to attend all membership meetings and to speak at any meeting with reference **to all items opened for discussion** or included on the agenda. Notwithstanding any provision to the contrary in the governing documents or any rules adopted by the board or by the membership, **a member and a parcel owner have the right to speak for at least 3 minutes on any item.**

FL s.720.306(10) RECORDING.—Any parcel owner may tape record or videotape meetings of the board of directors and meetings of the members.

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Most of this evening meeting is the presentation of reports that are not open for discussion.

- Members will have opportunity to speak during the **OPEN FORUM / Q & A** session
- Please hold your questions to the Open Forum / Q & A session (This meeting has a hard stop at 8:00 p.m.)
- Please be respectful to others
 - Speak loudly and clearly
 - Give others the opportunity to speak
 - Raise your hand to be recognized
 - Actively listen to when a member is speaking

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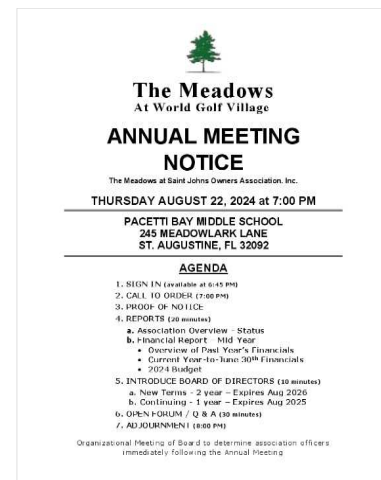
Agenda

1. SIGN IN
2. CALL TO ORDER
3. PROOF OF NOTICE
4. REPORTS (20 minutes)
 - a. Association Overview - Status
 - b. Financial Report – Mid-Year
 - Overview of Past Year's Financials
 - Current Year-to-June 30th Financials
 - 2024 Budget
5. INTRODUCE BOARD OF DIRECTORS (10 minutes)
 - a. New Terms - 2 year – Expires Aug 2026
 - b. Continuing - 1 year – Expires Aug 2025
6. OPEN FORUM / Q & A (30 minutes)
7. ADJOURNMENT (8:00 PM)

Organizational Meeting of Board to determine association officers immediately following the Annual Meeting

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New Document Distribution Methods

Recent Changes to HOA Law - FL s.720.303



- The HOA was required to implement new methods for distributing important association documents and notices
- Required to mail written notice to all owners on our intent to use website for member access to most current governing documents and meeting notices *(This notice was included with Annual Meeting Notice mailing.)*
- The homepage of the association website was updated to include direct links to:
 - the posting of a complete copy of the association's rules and covenants
 - the posting of meeting notices which includes any document
 - to be considered and voted on, or
 - listed on the meeting agenda

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Website Access to Documents & Notices

themedowswgv.com



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Association Overview – Status (1 of 3)

▪ **Governing Documents**

- Revised Association Bylaws
- Re-published Association Rules and Regulations
- Re-published Architectural Guidelines
- Amended Covenants for Rental Limitations

▪ **Landscape**

- Entrance – Meadowlark Lane
- Entrance – Pacetti Road
- Lift Station – 451 Mackenzie Circle

▪ **Irrigation**

- New Zone & Zone Extensions
- Repair and Remediation



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Association Overview – Status (2 of 3)

▪ **Public Message Board**

- Public notices must be posted in community
- Must be readily accessible
- Current Board viewable from street
- New 2nd Message Board near sidewalk (Ardmore & Mackenzie)

▪ **Community Management Provider**

- Current contract expires 4th Qtr 2024
- Current provider limited to accounting & registered agent
- Desire provider w/focus on existing HOA communities & is tech savvy

▪ **Review of Association Business Records by an Owner**

- Current procedure allows physical review of records per legal guidelines
- FL law change requires secure authenticated online access to most records
 - Must be implemented by January 1, 2025
 - Association must ensure records and data not accessible to owners is not posted/viewable online



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Association Overview – Status (3 of 3)

▪ Problems & Issues

- Excessive Vehicle Speed
- Unreasonable Vehicle Noise
- Troubling Vehicle Street Parking



- ✓ The above three items are violation of Florida Traffic Code and SJC Ordinances
 - themeadowswgv.com → contact-us - TRAFFIC CONCERNS → (<https://www2.sjso.org/form/trafficcomp.html>)

-
- Lack of lot & landscaping upkeep
 - Failure to maintain property
- ✓ These two items are subject to enforcement by Association
 - For the past year, tried enforcement via Fines
 - Changes in FL HOA law makes Fines impractical
 - Reverting to CC&R enforcement provision – action by an attorney



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Financial Report – Mid-Year

- Overview of Past Year's Financials
- Current Year-to-June 30th Financials
- 2024 Budget



Included in the Annual Meeting Notice Mailing:

- Statement of Financial Condition (as of June 30, 2024 & December 31, 2023)
- Statement of Financial Activity (for Jan 1 – Jun 30 2024 & for Year of 2023)
(includes Budget for 2024)

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Financial Report – Mid-Year

■ 2023 Financial Summary

- Income exceeded expenses
 - Successfully collected overdue accounts
 - Deferred Landscape Remediation tasks to 2024 (funds placed in deferred reserve)
 - Applied remaining excess to 2024 as “Prior Year Carry Over”

■ 2024 Financial Status (as of June 30)

- Income exceeding expenses for first 6 months
 - Management Fee

■ Looking Ahead to 2025

- Budget formulation scheduled for October 2024
- Reserve Funds – Used for replacement/improvement of Common Areas per CC&R
- Potential areas for budget increase:
 - Management Fee
 - Irrigation Repairs & Maintenance

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Introduce Board Of Directors

■ Election Process

- First notice mailing in May
 - Call for nominations
- If nominations exceed open positions
 - Ballots included in next mailing in July
- Voting options
 - Return by delivery service or USPS before meeting (like an absentee ballot)
 - Drop-off during Sign-In at Annual Membership Meeting in August
 - If nominations don't exceed open positions - No balloting required
- Important notes
 - No nominations or voting during the Annual Membership Meeting
 - Counting of Ballots – Occurs at the Annual Membership Meeting
- New Directors begin their term at the close of the Annual Membership Meeting

■ Director Terms

- New Terms - 2 year – Expires Aug 2026
- Continuing - 1 year – Expires Aug 2025




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Board of Directors
Consists of five (5) owners

- Michael Krugman
- Scott Clay
- Marc Schwartz
- Emily Polatas
- {open position}

The Board of Directors is the executive board that oversees the operation and administration of *The Meadows at Saint Johns Owners Association, Inc. dba The Meadows at World Golf Village*

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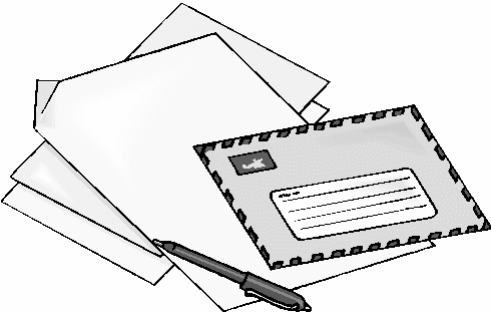
Contact Us

Please use the

- **Contact-Us** on our web site themedowswgv.com, or
- email info@themedowswgv.com

If you have comments, suggestions, want to help with any committees or on any special projects

Message sent via the above,
Go directly to President & Vice-President



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Comments, Feedback and Questions



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Next Meeting – Thursday, Sep 12th at 7 PM

- Sep 12th Meeting's Agenda *(online and via phone – see website)*
 - Meeting Called to Order
 - Opening Remarks
 - Review and Acceptance of Minutes
 - Reports of Officers, Committees, and Community Manager
 - Unfinished Business
 - New Business
 - Open to those attending for comments, feedback and questions
 - Closing Remarks
 - Adjournment

> *Motion to Adjourn*



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Thank You for Attending



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THE MEADOWS
AT WORLD GOLF VILLAGE

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