



THE MEADOWS

Board Meeting – Mar 7, 2024 at 7:00PM

Mar 7, 2024

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Call to Order – Board Meeting – Mar 7th

- Call to Order
- Determination of Quorum
- Confirmation of Public Notice of Meeting & Agenda
 - Public Notice Board
 - Web Site – <https://www.themeadowswgv.com>
- Opening Remarks
 - Welcome
 - Overview of Tonight's Agenda

The Meadows at WGV – Board of Director's Regular Business Meeting
March 7, 2024 at 7:00 P.M. – Online & via Phone **

Register in advance for this meeting:

Meeting Called to Order
Opening Remarks
Review and Acceptance of Minutes
Reports of Officers, and Committee
Special Order - New Business
 - Update 2024 Budget for Landscape Expenditures Deferred From 2023
Old Business
 - Landscape Service Contract Details
 - Public Notice Board with Community
 - Landscaping to Lessen Impact of Storage Facility onto Entrance Way
Open to those attending for comment, feedback and questions.
 - Q&A on Proposed HOA CDBG Amendment - Rentals
 - Additional comments, feedback, and quest ions
Closing Remarks
Adjournment

**** Web & Phone Connection Information: <https://themeads.wgvs.com/>**
On HOA Web Site – Home Page – Bottom – Association Events Section

Join Zoom Meeting - Video Conference (On Line) & By Phone (Voice Only)
Register in advance for this meeting:
https://zoom.us/joining/register?1tMDmduagQoalCmgSzuS4u17mL_m7p37r
 After registering, you will receive a confirmation email containing information about joining the meeting.

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Agenda – Board Meeting – Mar 7th

- Meeting Called to Order
- Opening Remarks
- Review and Acceptance of Minutes (Deferred)
- Reports of Officers, and Committees (Deferred)
- **Special Order - New Business**
 - - Update 2024 Budget for Landscape Expenditures Deferred from Year 2023 (Informational Only)
- **Old Business**
 - - Landscape Service Contract Issues
 - - Public Notice Board within Community
 - - Landscaping to Lessen Impact of Storage Facility onto Entrance Way
 - - And Replacement Planting for Oak Trees – Dying and Lost
- **Open to those attending for comments, feedback and questions**
 - - Q&A on Proposed HOA CC&R Amendment - Rentals
 - - Additional comments, feedback and questions
- Closing Remarks
- Adjournment

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Special Order - New Business

- Update 2024 Budget for Landscape Expenditures Deferred from Year 2023
 - Informational

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Preliminary and Subject To Change

Unfinished Business

- Landscape Service Contract Issues - Update
- Public Notice Board within Community
- Landscaping to Lessen Impact of Storage Facility onto Entrance Way
And Replacement Planting for Oak Trees – Dying and Lost

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Preliminary and Subject To Change

Public Notice Board within Community

- One of the suggestions made by an owner at the Dec 14th BOD meeting
- A Bulletin Board in the community near a side walk to post notices
- **Feasibility and Usefulness** -
 - Suggested placement on Common Area of pond on Ardmore St (*BOD-Jan 18th*)
 - ?? Traffic (vehicle & walking) visibility – Resident encounters
 - ?? Invites residents to causally check – Ease of approachability
 - ?? Feasibility of vehicles stopping
 - Location:



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Landscaping to Lessen Impact of Storage Facility

Deferred Maintenance of Canopy Trees & Removal of Invasive Trees

• Tree Maintenance – Meadowlark Lane (Entrance)

- ✓ Arborist review of our Trees on Meadowlark Lane – *Completed January 3rd*
- Review to determine what is necessary to establish a healthy baseline
 - ✓ **Tree trimming** around the community to ensure health of trees and mitigate risk to pedestrians – *Completed February 15th*
 - ✓ **Removal** of hazardous/invasive trees – *Completed February 15th*
 - Determination of **missing trees** across from Middle School – **Trees that have died but never replaced**
- On-going multi-year tree maintenance cycle - handled as Deferred Landscape Maintenance Task
- Area encompasses - **HOA Tracts A, B, & C**



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Landscaping to Lessen Impact of Storage Facility

• The Landscape Design is for:

- Along the chain link fence of the Storage Facility
 - A **row of Magnolia Trees** for mid-height screening of storage building
 - Closer to the property line – **Hedge row** by fence for low level screening
- Closer to the Sidewalk in the open area
 - Planting of six (6) Oak Trees
 - To increase shade and overhang the sidewalk
 - As Oak Trees mature will supplement the three (3) Large Laurel Oak that are declining or dying
 - One Laurel Oak will require removal in next 3 years as the trunk is weakened by disease
- Estimates for plantings only – is in the range of \$25,000
 - Major increase in cost of trees, plants, and labor seen over the last 2+ years
 - Funded from Deferred Landscape Maintenance Reserve Fund
- Installation of Irrigation, final contouring, and planting of turf grass estimated in the range of \$15,000 (required to support new plantings)

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Landscape HOA Fence Line Side of 3655 Pacetti Road (HOA Tract "C")

• Current Design Concept



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Beautification Screening:**SCOPE OF WORK includes:**

- Installation of 3.5" caliper Field Grown Bracken's Brown Beauty Magnolias
- Installation of 4" caliper Field Grown Live Oak trees
- Installation of 7-gallon Wax Leaf Ligustrum
- Minor regrading to create a more level area
- Area Prep including fine-grading and spread of organic material
- Sod Installation (approximately 10,000 square feet of Bahia sod)
- Debris disposal (if necessary)
- Pine straw bedding
- Layout plants and other materials per design and provide professional installation.

Materials:

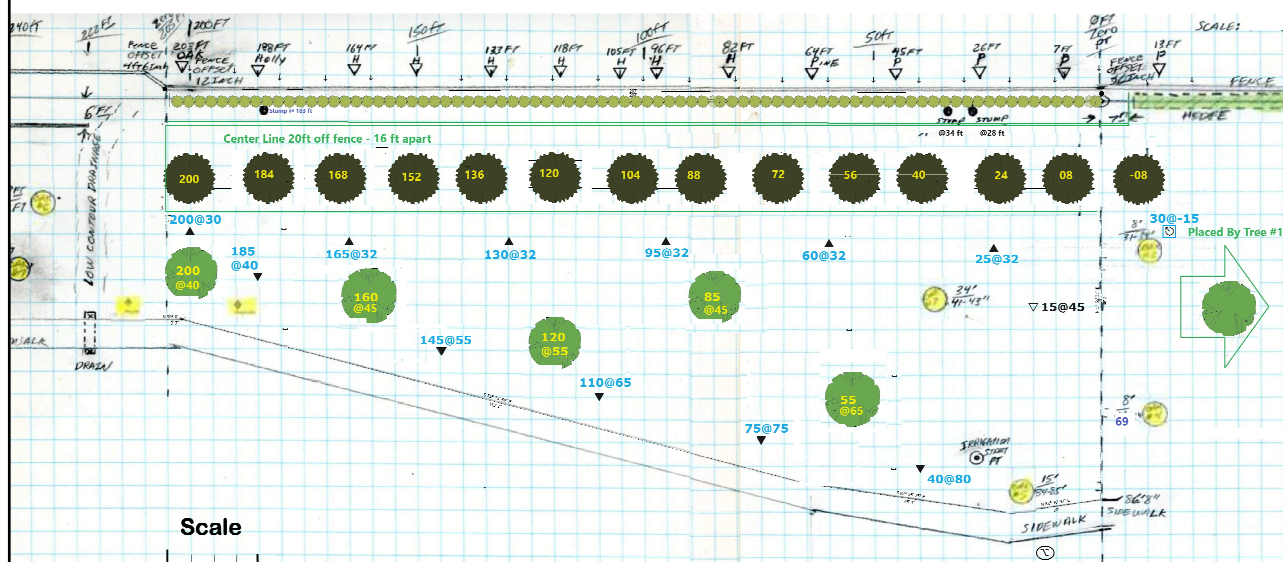
- Bracken's Brown Magnolias FL #1 Grade or Better Field Grown (14)
- 7-gallon Wax Leaf Ligustrum (66)
- Topsoil (36 Yards)
- Pine Straw Bale (65)
- Bahia Grass Rolls (~10,000 square feet)
- Live oak trees FL #1 Grade or Better Field Grown (6)

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Landscape HOA Fence Line Side of 3655 Pacetti Road (HOA Tract "C")

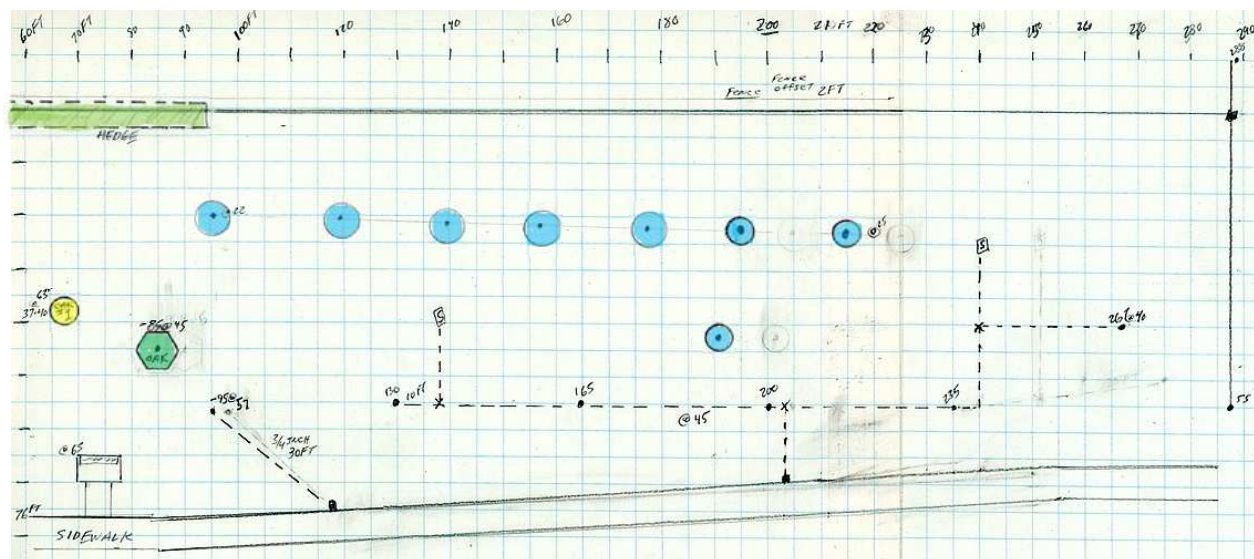


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Landscape HOA Fence Line Side of 3655 Pacetti Road (HOA Tract "C")



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Preliminary and Subject To Change

Project Name: Additional Live Oaks

SCOPE OF WORK includes:

- Installation of Field Grown Live oaks ~4" caliper
- Installation of staking kits
- Layout plants and other materials per design and provide professional installation.

Materials:

- FL grade #1 or better Field Grown Live Oaks (7)
- Staking Kits (7)

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Preliminary and Subject To Change

Landscape (HOA Tract "C") & Tree Replacement (HOA Tracts "A" & "B")

RESERVES <i>Pool Allocation</i>	<u>Balance</u> <u>Actual</u>	<u>Expense</u>	<u>Expense</u>	<u>Expense</u>	<u>Balance</u> <u>Accrued</u>	Landscape & Tree Replacements	
-	Jan 1 2024	Jan-2024	Feb-2024	Mar 1-15	est Mar 15th	<u>w/o REPL</u>	<u>w/ REPL</u>
Grounds Deferred	\$35,570.68	\$3,837.00	\$10,200.00	\$2,500.00	\$19,033.68	\$33,204.28	\$33,204.28
Irrigation Deferred	\$10,392.29	\$0.00	\$0.00	\$0.00	\$10,392.29	\$2,500.00	\$2,500.00
Tree Incident Replace	\$8,800.00	\$0.00	\$0.00	\$0.00	\$8,800.00		\$6,792.70
					Total Landscape Trees Repl	\$35,704.28	\$42,496.98

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Landscape (HOA Tract "C") & Tree Replacement (HOA Tracts "A" & "B")

- Review Final Design and Estimates
- Approve Funding for "Beautification Screening" (HOA Tract "C")
- Approve Funding for "Additional Live Oaks" (HOA Tract "A" & "B")



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Preliminary and Subject To Change

Landscape (HOA Tract "C") & Tree Replacement (HOA Tracts "A" & "B") (1 of 2)

- **MOTION is made**

WHEREAS, the Directors of The Meadows at Saint Johns Owners Association, Inc., dba The Meadows at World Golf Village have reviewed and evaluated the landscape design-installation proposals for 300 Meadowlark Lane (Tracts "A", "B", and "C") as submitted on February 16, 2024 and February 29, 2024 by Liberty Landscape Supply of Jacksonville, FL to address the objectives outlined by the association to (a) lessen visual impact of the storage facility recently constructed at 2655 Pacetti Rd onto community's entrance way, (b) supplement our oak trees in Tract "C" to increase areas of shade and as potential substitutes for three (3) oak tree nearing the end of their life cycle, and (c) replace oak trees previous planted in Tracts "A" and "B" that no longer present that were part of the row of trees aligned along Meadowlark Lane that creates a key component of our entrance way;

NOW, THEREFORE, BE IT:

.....

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Landscape (HOA Tract "C") & Tree Replacement (HOA Tracts "A" & "B") (1 of 2)

- **NOW, THEREFORE, BE IT:**
- **RESOLVED THAT** the Directors of The Meadows at Saint Johns Owners Association, Inc., dba The Meadows at World Golf Village authorize the funding of tasks outlined in the attached specification, labeled as "**Beautification Screening**", dated February 16, 2024 for landscape installation at 300 Meadowlark Lane (Tract "C") for the amount of **\$33,204.28** from the Deferred Landscape Maintenance Reserve Account; and
- **FURTHER RESOLVED THAT** the Directors of The Meadows at Saint Johns Owners Association, Inc., dba The Meadows at World Golf Village authorize the funding of tasks outlined in the attached specification, labeled as "**Additional Live Oaks**", dated February 29, 2024 for landscape installation of seven (7) Live Oak tree replacements at 300 Meadowlark Lane (Tract "A," & "B") for the amount of **\$6,792.70** from the Tree Incident Remove -Replace Reserve Account; and
- **FURTHER RESOLVED THAT** the Directors of The Meadows at Saint Johns Owners Association, Inc., dba The Meadows at World Golf Village authorize the funding of the **irrigation installation** tasks required to support the planting of trees, hedge, and grass sod in the fence line area of Tract "C" authorized above ("Beautification Screening"), and to support the planting of replacement trees in Tract "A" & "B" authorized above ("Additional Live Oaks") for an amount not to exceed **\$2,500.00** from the Deferred Irrigation Maintenance Reserve Account.

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Open for comments, feedback and questions

- - Q&A on Proposed HOA CC&R Amendment - Rentals
- - Additional comments, feedback and questions

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Board Members Discussion



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Comments, Feedback and Questions



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What Is Next ? - Closing Remarks



➤ **Next Scheduled Regular BOD Meeting – Thursday, May 5th at 7:00 PM**

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03/16/2024

Meet Up to Clean Up

9am - 10am

Come help Keep our Neighborhood Clean! Everyone is welcomed to join, meet at the park. Clean-Up Committee will meet quarterly (March, June, Sept. Dec.) on the third Saturday of that month.

Meet at the Parking Lot

*Volunteer Hours are offered for students who need, JUST ASK!

[Event Details](#)

04/20/2024

Community Yard Sale - Spring 2024

8am - 1pm

Take the opportunity to clean up your garage, storage room, or closets -- plus make a little money -- and join in with the neighborhood with a yard sale.

The Community

- **Date:** Saturday, April 20
- **Time:** 8:00am - 1:00pm
- Additional Details to be posted

[Event Details](#)

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Timeline Plan - Proposed HOA Deed Restriction Amendment

- ✓ *1st Proposal Read and Q&A - December 2023 BOD Meeting*
- ✓ Q&A Session immediately before January 2024 BOD Meeting
- ✓ *2nd Proposal Read and Q&A – January 2024 BOD Meeting*
- ✓ Distribution of CC&R Proposed Amendment – Mid-February 2024
- ✓ Virtual Information Session – After mailing in February 2024
- ♦ Completion of Vote By Mail Ballot, Instructions, Proposal – By end of March 2024
- USPS 1st Class mailing of Vote By Mail Packet – By **April 7, 2024**
- In person Information Session @ PBMS - Mid-Late-April 2024
- Virtual Information Session – Mid-Late-April 2024
- Vote By Mail must be received by **May 13, 2024** (TBD – non-mail drop off date-location)
- Result of vote posted on or before **May 28, 2024**
- Mail postcard notice of Annual Members Meeting & nominations for Association Directors by **May 24, 2024**

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Thank You for Attending



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