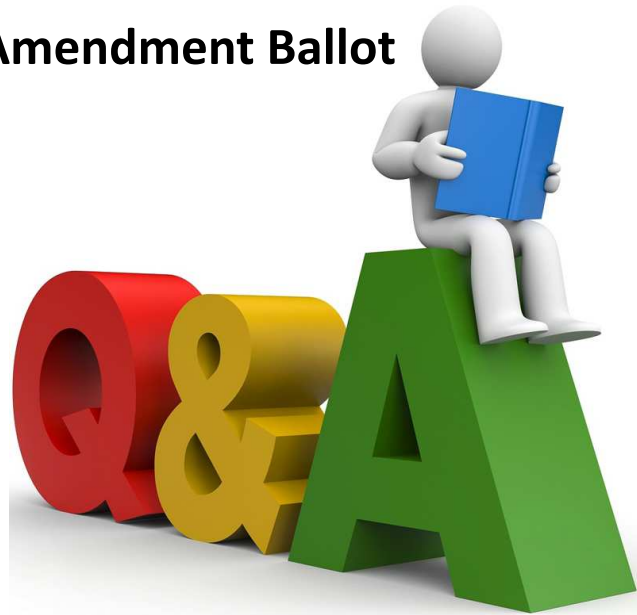


Q&A - Rental Limitations Amendment Ballot



May 9, 2024

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THE MEADOWS
AT WORLD GOLF VILLAGE

Board Meeting – May 9, 2024 at 7:00PM

May 9, 2024

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Call to Order – Board Meeting – May 9th

- 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
 May 9, 2024 at 7:00 P.M. – Online & via Phone **

**At 7 PM - Immediately prior to the start of the BOD meeting
 Q&A on Proposed HOA Deed Restriction Amendment**

Agenda

Meeting Called to Order
 Opening Remarks
 Review and Acceptance of Minutes
 Reports of Officers, and Committees

Old Business

- Public Notice Board within Community
- Landscaping - Entrance Way – Unresolved Issues
- Landscape Service Contract Status

New Business

- Date and Event Calendar for the 2024 Annual Membership Meeting
- Call for nominations of Inspector(s) of Election for 2024 (independent third party)
- Election Balloting - Election Rules for Secret Ballots

Open to those attending for comments, feedback and questions

- Additional comments, feedback and questions

Closing Remarks
 Adjournment

** Web & Phone Connection Information: <https://themeadowswgv.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/j/9454039555?pwd=ZlRlc0JlTGZkdz04M0ZlcUkzdz09>
 After registering, you will receive a confirmation email containing information about joining the meeting.

Agenda – Board Meeting – May 9th

- Meeting Called to Order
- Opening Remarks
- Review and Acceptance of Minutes (Deferred)
- Reports of Officers, and Committees (Deferred)
 - - Quarterly Financial Report
- **Old Business**
 - - Public Notice Board within Community
 - - Landscaping - Entrance Way – Unresolved Issues
 - - Landscape Service Contract Status
- **New Business**
 - - Date & Event Calendar for the 2024 Annual Membership Meeting
 - - Call for nominations of Inspector(s) of Election for 2024
 - - Election Balloting - Election Rules for Secret Ballots
- **Open to those attending for comments, feedback and questions**
 - - Additional comments, feedback and questions
- Closing Remarks
- Adjournment

Quarterly Financial Report – 1st Qtr 2024 - Operations

Description	Year-to-date			Annual Budget
	Actual	Budget	Variance	
OPERATING INCOME				
Revenue				
4110-000 Assessments	\$28,800.00	\$28,800.00	\$-	\$115,200.00
4400-000 Interest & Late Fees - Owners	1,459.87	549.99	909.88	2,200.00
4410-000 Interest Income - Operating	11.61	3.00	8.61	12.00
4415-000 Interest Income - Reserves	130.33	-	130.33	-
4416-000 Allocate Interest to Reserves	(130.33)	-	(130.33)	-
4999-000 Use of PY Surplus	-	1,238.40	(1,238.40)	4,953.64
Total Revenue	\$30,271.48	\$30,591.39	(\$319.91)	\$122,365.64
Total OPERATING INCOME	\$30,271.48	\$30,591.39	(\$319.91)	\$122,365.64
Total OPERATING EXPENSE				
	\$29,093.11	\$30,591.42	\$1,498.31	\$122,365.64
Net Income:	\$1,178.37	(\$0.03)	\$1,178.40	\$0.00

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Quarterly Financial Report – 1st Qtr 2024 - Operations

Description	Year-to-date			Annual Budget
	Actual	Budget	Variance	
OPERATING EXPENSE				
General & Professional				
5105-000 Bad Debt	600.00	600.00	-	2,400.00
5110-000 Annual Corporate Report	61.25	27.51	(33.74)	110.00
5120-000 Insurance Expense	2,136.90	2,343.75	206.85	9,375.00
5125-000 Annual CPA (Audit & Tax)	250.00	62.49	(187.51)	250.00
5130-000 Legal & Professional	925.58	1,800.00	874.42	7,200.00
5140-000 Management Fees	3,600.00	7,200.00	3,600.00	28,800.00
5160-000 Office Expense	1,270.14	1,550.01	279.87	6,200.00
5240-000 Records Storage	-	270.00	270.00	1,080.00
Total General & Professional	\$8,843.87	\$13,853.76	\$5,009.89	\$55,415.00
Grounds Maintenance				
6010-000 Landscape Maint Contract	10,272.00	10,580.16	308.16	42,320.64
6020-000 Landscape Enhancements	6,300.00	2,017.50	(4,282.50)	8,070.00
6050-000 Irrigation Repairs & Maint	403.18	600.00	196.82	2,400.00
6060-000 Lake & Fountain Maint	1,425.00	1,530.00	105.00	6,120.00
Total Grounds Maintenance	\$18,400.18	\$14,727.66	(\$3,672.52)	\$58,910.64

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Quarterly Financial Report – 1st Qtr 2024 - Operations

Description	Year-to-date			Annual Budget
	Actual	Budget	Variance	
OPERATING EXPENSE				
Common Property Repairs & Maintenance				
6515-000 Repairs & Maint- General	54.17	125.01	70.84	500.00
Total Common Property Repairs & Mai	54.17	\$125.01	\$70.84	\$500.00
Utilities				
7040-000 Electricity	1,584.89	1,674.99	90.10	6,700.00
Total Utilities	\$1,584.89	\$1,674.99	\$90.10	\$6,700.00
Reserves				
8160-000 Reserves - Entry Monument	210.00	210.00	-	840.00
Total Reserves	\$210.00	\$210.00	\$-	\$840.00
Total OPERATING EXPENSE	\$29,093.11	\$30,591.42	\$1,498.31	\$122,365.64
Net Income:	\$1,178.37	(\$0.03)	\$1,178.40	\$0.00

May 9, 2024

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Quarterly Financial Report – 1st Qtr 2024 - Operations

Office Expense (Acct 5160)	Year-To-Date			Annual Budget
	Actual	Budget	Variance	
Bank Account Charges	45.00	125.00	80.00	500.00
Copies, Printing & Supplies (FCAM)	155.98	243.75	87.77	975.00
Postage & Delivery (FCAM)	142.58	250.00	107.42	1,000.00
Bulk Printing & Delivery (FCAM)	-	56.25	56.25	225.00
Bulk Printing & Delivery (HOA)	905.64	756.26	(149.38)	3,025.00
Meeting Room Rental	-	93.75	93.75	375.00
Miscellaneous & Office Supplies ⁽¹⁾	20.94	25.00	4.06	100.00
Total	1,270.14	1,550.01	279.87	6,200.00

Electricity (Acct 7040)	Year-To-Date			Annual Budget
	Actual	Budget	Variance	
Electricity - Entrance	290.57	344.40	53.83	1,377.60
Electricity - Entrance	88.64	89.18	0.53	356.70
Electricity - Street Lights	1,205.68	1,241.42	35.74	4,965.70
Total	1,584.89	1,674.99	90.10	6,700.00

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Quarterly Financial Report – 1st Qtr 2024 – AR Detail

Description	Total
Assessment (Delinquent Fee) 2023	\$50.00
Assessment (Delinquent Fee) 2024	\$675.00
Assessment (Delinquent Interest) 2023	\$305.44
Assessment (Delinquent Interest) 2024	\$204.11
Assessment 2023	\$2,030.00
Assessment 2024	\$6,825.23
Attorney Fees 2023	\$1,178.00
Collection Charge (Collection Fee) 2024	\$1,200.00
Collection Charge 2023	\$8.10
Collection Fee 2023	\$767.44
AR Total:	\$13,243.32

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Unfinished Business

- Public Notice Board within Community
- Landscaping - Entrance Way – Unresolved Issues
- Landscaping Service Contract Status


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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



**Standing Outdoor Message Center
Cork Board 45" x 36" | Locking
Sliding Doors Display Case**

More Colors

PRODUCT HIGHLIGHTS

- Standing Outdoor Message Center
- 45 x 36 Message Display Cabinet Size
- Weather Resistant Notice Board
- Faux Wood Style Display Cabinet + Posts

SEE MORE

MULTIPLE OPTIONS

Finishes

Vinyl Over Cork Colors

Racking Board Material

MANY MORE...

Built to Order
Order today and receive it by June 6 - 12

From \$1097.00

Quantity: 1

Choose your size, color, and options when applicable...

Your selections:
Overall Size: 45" Wide x 36" High
Orientation: Landscape
Door Style: (2) Sliding Doors
Post: 2 Posts Included
Finish: Weathered Wood
Backing Board Material: Standard Cork
Vinyl Over Cork Color: No Vinyl
LED Lighting: None - NO LIGHTS

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Public Notice Board within Community

Specifications

General Info

Application Type	Outdoor
Display Type	Bulletin Cork Board, Message Center
Finishes	Yellow, Gray, Brown, White, Green
Header	No
Lighting	LED (Optional)
Literature (Brochure) Holders	No
Number of Sides	One Sided
Orientation	Landscape
Placement Type	Floor
Security Feature	Lock with Key (Standard)

Dimensions

Interior Depth	3 3/4"
Overall Depth	5 1/2"
Overall Height	96"
Size	45" x 36"

Frame Info

Corner Style	Mitered Corners
Frame shape	Flat Face
Frame Style	Sliding Door
Frame Type	Recycled Plastic
Frame Width	3/4"

Post Info

Base Style	Post/Posts
------------	------------

Cork Board Specifications

Vinyl Over Cork	Barcelona Blue, Black, Burgundy, Grey, Hunter Green
-----------------	---

<https://outdoordisplaycases.com/collections/cork-sliding-door-message-centers/products/standing-outdoor-message-center-cork-board-45-x-36-locking-sliding-doors-display-case>

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Public Notice Board within Community

Product Options

Finishes



Vinyl Over Cork Colors



Backing Board Material



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Public Notice Board within Community – Example



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Unfinished Business

- Public Notice Board within Community
- Landscaping - Entrance Way – Unresolved Issues
- Landscaping Service Contract Status

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New Business

- Date & Event Calendar for the 2024 Annual Membership Meeting
- Call for nominations of Inspector(s) of Election for 2024
- Election Balloting - Election Rules for Secret Ballots

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2024 Annual Membership Meeting - Calendar

- At least 80 days before (**Monday, June 3, 2024**)
 - First notice of the date of the election, including a request for persons to submit their names as candidates for the Board mailed
- At least 60 days before (**Sunday, June 23, 2024**)
 - Written notice of his or her intent to be a candidate received by Association
- At least 45 days before (**Monday, July 8, 2024**)
 - Upon request of a candidate, Information sheet furnished by candidate received by Association for inclusion in ballot packet
- Not more than 44 days before (**Tuesday, July 9, 2024**) and Not less than 14 days before (**Thursday, August 8, 2024**)
 - Mail, deliver, or electronically transmit a second notice of the election, the ballot packet, and the annual membership meeting notice to all Lot Owners
- **Thursday, August 22, 2024** - 2024 Annual Membership Meeting

May 9, 2024

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Nominations of Inspector(s) of Election for 2024

- Association’s inspector(s) of elections – **Appointed by the Board**
- **Requirement**
 - the persons are “independent third parties” that may not include any person who is a member of the Board, a candidate for the Board, or related to a member of the Board or a candidate for the Board, nor may it include any person or business entity that is employed or under contract with the Association for any service other than serving as inspector of elections.
- **Duties**
 - Tabulate Secret Ballots per FL s.720.306 (*at the annual meeting*)
 - Oversee verification of the mailing address list of owners before ballot delivery
 - Verify at least 45 days before annual meeting
 - (a) a copy of the ballot to be delivered, and
 - (b) a copy of the election rules are posted on the website , and
 - (c) website address printed on the ballot with the phrase: **“The rules governing this election may be found here:”**

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Election Balloting - Election Rules for Secret Ballots

- Election rules are “operating rules” of the Association
- Need to adopt the initial election rules at the June 13, 2024 BOD meeting
- Rules must address:
 - (a) Candidate Qualifications
 - (b) Nomination Procedures
 - (c) Qualifications for Voting
 - (d) Method of Selecting Inspector(s) of Elections
 - (e) Retention of Voter List and Candidate List as Election Materials
 - (f) Verification of Ballots and Election Rules
 - (g) Secret Balloting Procedure
 - (h) No Floor Nominations & No Write-Ins
 - (i) Ballots available at the Annual Meeting (until polls closed)
 - (j) Voting Procedure

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Open for comments, feedback and questions

- Additional comments, feedback and questions

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Comments, Feedback and Questions



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What Is Next ? - Closing Remarks



➤ **Next Scheduled Special BOD Meeting – Monday, May 20th at 7:00 PM**

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Timeline - HOA Deed Restriction Amendment Vote

- Vote By Mail must be received by **May 17, 2024**
- Result of vote posted on or before **May 31, 2024**

- Mail postcard notice of Annual Members Meeting & nominations for Association Directors by **May 31, 2024**

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Thank You for Attending



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