



# THE MEADOWS

## AT WORLD GOLF VILLAGE

# Board Meeting – Oct 10, 2024 at 7:00PM

Oct 10, 2024

© 2024. The Meadows at World Golf Village

1

## Call to Order – Board Meeting – Oct 10<sup>th</sup>

- 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  
**October 10, 2024 at 7:00 P.M. – Online & via Phone \*\***

# Agenda

Meeting Called to Order

Opening Remarks

Review and Acceptance of Minutes (*deferred*)

Reports of Officers, and Committees (*deferred*)

**Special Order**

- Community Association Management Contract – Termination
- Community Association Management Candidates – Finalists

**Old Business**


- Public Notice Board within Community
- Landscaping – Entrance Way
- Landscape Service Contract Status
- Federal Corporate Transparency Act – Reporting Requirements
- Proposed Rezoning for Fishlake Commercial RUD – Status

**New Business**

- Budget 2025 – Operating Expenses Estimates
- Open to those attending for comments, feedback and questions
- Additional comments, feedback and questions

Closing Remarks

Adjournment



Seal of Fishlake, Utah

**\*\* Web & Phone Connection Information: <https://themedowswgv.com>**

**On HOA Web Site – Home Page – Bottom – Association Website Section**

\*\*\*\*\*

**Join Zoom Meeting - Video Conference (On-Line) & By Phone (Voice Only)**

*Register in advance for this meeting:*

<https://zoom.us/joining/register?jldu0m09q8Q6uU98F1kuUwEyx78>

*After registering, you will receive a confirmation email containing information about joining the meeting.*

Oct 10, 2024

© 2024. The Meadows at World Golf Village

2

## Agenda – Board Meeting – Oct 10<sup>th</sup>

- Meeting Called to Order
- Opening Remarks
- Review and Acceptance of Minutes *(Deferred)*
- Reports of Officers, and Committees *(Deferred)*
- **Special Order**
  - Community Association Management Contract – Termination
  - Community Association Management Candidates – Finalists
- **Old Business**
  - Public Notice Board within Community
  - Landscaping - Entrance Way
  - Landscape Service Contract Status
  - Federal Corporate Transparency Act – Reporting Requirements
  - Proposed Rezoning for Foxhive Commercial PUD - Status
- **New Business**
  - Budget 2025 - Operating Expenses Estimates
- **Open to those attending for comments, feedback and questions**
  - Additional comments, feedback and questions.
- Closing Remarks
- Adjournment

Oct 10, 2024

© 2024. The Meadows at World Golf Village

3

## Special Order

- **Community Association Management Contract – Termination**
  - Mailed - Sept 26, 2024 – St Augustine USPS – Certified 1<sup>st</sup> Class Mail



### The Meadows

At World Golf Village  
Saint Augustine, FL 32092

September 26, 2024

Page 1 of 1

First Coast Association Management, LLC  
11555 Central Parkway, Suite 801  
Jacksonville, Florida 32224

RE: Notice of Non-Renewal of Management Contract

Dear Sir/Madam:

This letter serves as formal written notice that The Meadows at Saint Johns Owners Association, Inc. (the "Association") will not be renewing the Association Management Agreement (the "Agreement") with First Coast Association Management, LLC (the "Manager") upon its expiration on November 30, 2024.

As per Section 3 of the Agreement dated November 7, 2022, this notice of termination is being provided more than sixty (60) days in advance of the contract expiration, in compliance with the terms and conditions set forth therein.

The Association's Board of Directors has determined that it is in the best interest of the Association to explore alternative management options going forward. We appreciate the services provided by First Coast Association Management, LLC during the term of our agreement.

Please note that all obligations under the current Agreement will remain in effect until its expiration on November 30, 2024. We kindly request your cooperation in ensuring a smooth transition of management responsibilities as we approach the end of the contract term.

If you have any questions or require any additional information, please do not hesitate to contact us.

Oct 10, 2024

© 2024. The Meadows at World Golf Village

4

## Special Order

- Community Association Management Candidates – Finalists
  - Screening presentation provided by the five candidates
- Candidates:
  - The CAM Team – Sept 19<sup>th</sup>
  - Associa CMC Jacksonville - Sept 23<sup>rd</sup>
  - Vesta Property Services– Sept 26<sup>th</sup>
  - Sentry Management – Oct 3<sup>rd</sup>
  - May Management – Oct 3<sup>rd</sup>

Oct 10, 2024

© 2024. The Meadows at World Golf Village

5

Preliminary and Subject To Change

## Overview Summary of Proposals

### 1. Associa Proposal

- Full-service community management
- \$1700 monthly basic management fee
- Includes 6 board meetings and 19 site visits/inspections per year
- Offers TownSq resident portal
- One-time onboarding fee (amount not specified)

### 2. Sentry Management Proposal

- Two options offered:
  - Option 1: \$2000/month (\$1200 accounting/admin + \$800 dedicated management)
  - Option 2: \$1500/month with portfolio manager, monthly visits
- Includes 6 board meetings per year
- Offers CommunityPro portals for board and residents

**Disclaimer:** This comparison highlights key differences to assist initial evaluation. It does not replace or supersede actual proposals. Use as a starting point in the decision process only

### 3. MAY Management Services Proposal

- \$4000 monthly management fee
- Includes 6 board meetings and 24 inspections per year
- Offers resident portal
- \$2000 one-time startup fee

### 4. Vesta Property Services Proposal

- \$4000 monthly management fee
- Includes 6 board meetings and twice monthly inspections
- Offers Vesta Vantage Pro communication platform for \$125/month
- \$500 one-time database setup fee
- \$500 one-time website setup fee

### 5. The CAM Team Proposal

- \$2695 monthly management fee
- Includes 6 meetings per year and 18 inspections per year
- \$1000 one-time setup fee
- Optional website services available

Oct 10, 2024

© 2024. The Meadows at World Golf Village

6

## Matrix Comparison of Proposals

A matrix to compare all candidates side-by-side on key factors. (Scale of 1-5, with 5 being excellent)

Criteria	ASSOCIA	CAM TEAM	MAY	SENTRY	VESTA
Your Impression					
Value for Total Yearly Cost					
HOA Experience & Focus					
Flexibility & Adaptability					
Proactive Regulatory Compliance					
Tech Integration					
Meets Needs of Directors & Officers					
Community Values & Needs Alignment					
Promotes Community Communication					
Vision & Guidance for Long-Term					
Promotes Upkeep of Common Areas					
Overall Rating					

Oct 10, 2024

© 2024. The Meadows at World Golf Village

7

## Old Business

- Public Notice Board within Community
- Landscaping - Entrance Way
- Landscape Service Contract Status
- Federal Corporate Transparency Act – Reporting Requirements
- Proposed Rezoning for Foxhive Commercial PUD - Status

Oct 10, 2024

© 2024. The Meadows at World Golf Village

8

## New Business

- Budget 2025 - Operating Expenses Estimates

Oct 10, 2024

© 2024. The Meadows at World Golf Village

9

Open for Comments, Feedback and Questions



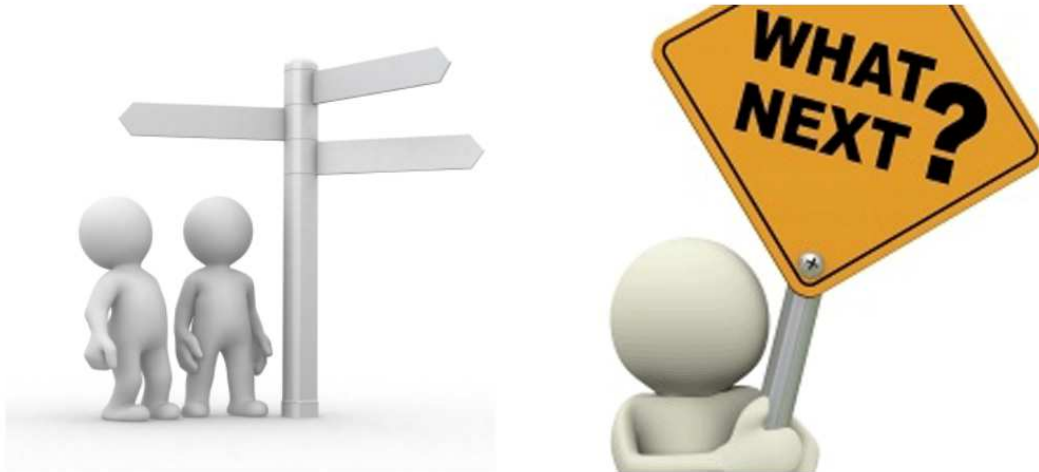
Oct 10, 2024

© 2024. The Meadows at World Golf Village

10

Preliminary and Subject To Change

## What Is Next ? - Closing Remarks



➤ **Next Scheduled Regular BOD Meeting – Thursday, Nov 14, 2024 at 7:00 PM**

Oct 10, 2024

© 2024. The Meadows at World Golf Village

11

## Thank You for Attending



Oct 10, 2024

© 2024. The Meadows at World Golf Village

12