



THE MEADOWS OF WORLD GOLF VILLAGE

THE MEADOWS AT SAINT JOHNS OWNERS ASSOCIATION, INC.

A Deed Restricted Community

MINUTES OF THE 2025 ANNUAL MEMBERS MEETING THE MEADOWS AT SAINT JOHNS OWNERS ASSOCIATION, INC.

Date: August 21, 2025

Time: 7:00 PM – 8:00 PM

Location: Pacetti Bay Middle School, Multimedia Room
245 Meadowlark Lane, St. Augustine, FL 32092

CALL TO ORDER

The Annual Members Meeting of The Meadows at Saint Johns Owners Association, Inc. was called to order at 7:00 PM by Mike Krugman, President.

Ms. Reanna Ganas, CAM, Community Manager, coordinated the sign-in of attendees upon entering the Multimedia Room.

PROOF OF NOTICE

President Krugman confirmed that proper notice of the meeting had been provided to all association members (owners) through mail or email delivery completed on July 29, 2025, posting on the community notice board, and posting on the HOA website (themedowswgv.com). These notice methods satisfied the 14-day notice requirement under Florida law.

QUORUM

President Krugman noted that a quorum of members was not present. Therefore, the meeting would focus on providing reports and conducting a questions and answers forum, with no formal business to be conducted.

BOARD MEMBERS PRESENT

All current Board members were in attendance and introduced: Mike Krugman (President), Scott Clay (Vice-President) (term expiring), Marc Schwartz (Secretary), and Emily Polatas (Treasurer). One open Board position was noted.

COMMUNITY MANAGER

Ms. Reanna Ganas, CAM, Community Manager from The CAM Team, was introduced with her contact information and preferred communication methods provided to attendees.

REPORTS

Association Overview - Status

President Krugman presented a comprehensive overview characterizing 2024-2025 as a "Year of Change" for the association. He explained that the first half of this period, covering the third and fourth quarters of 2024, was driven primarily by changes in Florida HOA law and the process of selecting a new management company. The second half, encompassing the first and second quarters of 2025, involved the transition to The CAM Team

MINUTES OF THE 2025 ANNUAL MEMBERS MEETING

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Management Company based in Orange Park, Florida, with the assignment of a dedicated Community Association Manager to serve as the focal point for the transition and ongoing operations.

President Krugman described the transition experience as challenging, characterizing it as "a roller coaster ride" involving constant firefighting and noting that the association lost the first five months of what should have been a critical transition period. He reported that a transition "restart" occurred in May 2025 with the assignment of a new CAM, and that the path forward was now clearer and stronger. Looking ahead to 2025-2026, he outlined goals of stabilization with management services, building momentum, and returning focus to community priorities.

Association Updates

President Krugman provided updates on various association improvements and implementations. He reported that the governing documents had been revised and updated, including both the Association Rules and Regulations and the Architectural Guidelines. Landscape improvements had been completed at both the Pacetti Road and Meadowlark Lane entrances, and irrigation repair and remediation work had been finished.

A new public message board was installed near the sidewalk at the intersection of Ardmore and Mackenzie to comply with requirements for posting public notices within the community. The association had contracted with The CAM Team effective December 1, 2024, which provides a secure portal for owner access to non-public documents accessible through the HOA website or direct URL address. This system was implemented January 1, 2025, to comply with Florida law requiring owner secure authenticated online access to association records.

President Krugman also addressed ongoing community challenges, identifying excessive vehicle speed, unreasonable vehicle noise, and troubling vehicle street parking as violations of Florida Traffic Code and St. Johns County Ordinances. He noted that traffic concerns could be reported through the HOA website. Additionally, he discussed issues with lack of lot and landscaping upkeep and failure to maintain property, explaining that while these matters were subject to Association enforcement, changes in Florida HOA law had made fines impractical, leading the association to revert to CC&R enforcement provisions through attorney action.

Financial Report - Mid-Year

The financial report covered three areas: past year financials, current year-to-date financials, and the 2025 budget. For 2024, income exceeded expenses, overdue accounts were successfully collected, and some landscape tasks were deferred to 2025. Due to the management transition, certain 2024 expenses were moved to January 2025.

For 2025 through June 30, income was reported as approximately equal to expenses for the first six months. The association was in the process of clarifying reporting and collection capitalization issues that were detected in July 2025. Looking ahead to 2026, budget formulation was scheduled for October 2025, with Reserve Funds designated for replacement and improvement of common areas per the CC&R. Potential areas for budget increases in 2026 were identified as insurance, electricity, and printing/delivery/mailing costs.

Financial documents including the Statement of Financial Condition and Statement of Financial Activity had been included in the annual meeting notice mailing to all members.

Board of Directors

President Krugman explained the Board election process, noting that the first notice mailing in May had included a call for nominations. With three Board positions available and only one candidate stepping forward, he explained that under Florida law, when the number of candidates equals or is fewer than the number of positions, no election is required and volunteers are appointed to fill vacant roles. He clarified that no nominations or voting would occur during the Annual Meeting, and that new Directors would begin their terms at the close of the Annual Meeting. Director terms were structured as new terms of two years expiring in August 2027, and continuing terms of one year expiring in August 2026.

OPEN FORUM / Q & A

An open forum for questions and answers was conducted, during which members actively participated in discussions regarding the presented reports and community matters. All attendees were provided the opportunity to participate, and many engaged in the forum.

ADJOURNMENT

At 8:00 PM, a motion was made to adjourn the meeting. The motion was approved and the meeting was adjourned.

BOARD TRANSITION

Upon adjournment of the Annual Meeting, the new Board of Directors assumed their roles. An organizational meeting of the Board was conducted immediately following to determine association officers.

NEXT MEETING

The next regular Board meeting was announced for Thursday, September 18, 2025, at 7:00 PM, to be conducted online and via phone with details available on the association website.

Respectfully submitted,

MK

Mike Krugman

President

The Meadows at Saint Johns Owners Association, Inc.

Date: August 21, 2025

APPENDICES

- Appendix A: Annual Meeting Notice and Agenda
- Appendix B: Meeting Presentation Slides



The Meadows

At World Golf Village

ANNUAL MEETING NOTICE

The Meadows at Saint Johns Owners Association. Inc.

THURSDAY AUGUST 21, 2025 at 7:00 PM

**PACETTI BAY MIDDLE SCHOOL
245 MEADOWLARK LANE
ST. AUGUSTINE, FL 32092**

AGENDA

- 1. SIGN IN** (available at 6:45 PM)
- 2. CALL TO ORDER** (7:00 PM)
- 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
 - 2025 Budget
- 5. INTRODUCE BOARD OF DIRECTORS** (10 minutes)
 - a. New Terms - 2 year – Expires Aug 2027**
 - b. Continuing - 1 year – Expires Aug 2026**
- 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



The Meadows

At World Golf Village

Saint Augustine, FL 32092

July 28, 2025

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2025 Annual Owners Meeting – Your Voice Matters

Date of Meeting: Thursday, August 21, 2025

Time: 7:00 p.m. - 8:00 p.m. (Sign-in opens at 6:45 p.m.)

Location: Multimedia Room, Pacetti Bay Middle School

Dear Neighbors and Owners,

Your community association thrives when informed owners participate in its governance. We invite you to join us for our Annual Owners Meeting—an important opportunity to stay current on decisions that directly impact your property values and quality of life in our 400-home community.

What You'll Learn at the Meeting

In just one focused hour, you'll receive comprehensive updates on our community's financial health, completed maintenance projects, upcoming priorities, and plans for the year ahead. This is your opportunity to ask questions, hear detailed reports, and understand how your association dues are being invested in our shared assets.

Board Composition Update

This year we have three Board positions available with one dedicated neighbor stepping forward to serve. Under Florida law, when the number of candidates equals or is fewer than the number of positions, no election is required and volunteers are appointed to fill vacant roles. We encourage any owners interested in future Board service to attend and learn more about these volunteer leadership opportunities.

Efficient Format Designed for Busy Families

We understand the demands on today's families with school activities, work commitments, and personal time. That's why we keep our meetings focused and efficient. Our regular Board meetings occur every other month at 7:00 PM via Zoom (accessible by phone or video), and the Annual Meeting follows the same respectful, time-conscious approach.

Getting Accurate Information

We recognize that community topics sometimes generate discussion across various channels, including social media platforms. While we support open dialogue among neighbors, we've noticed that incomplete or inaccurate information can sometimes circulate, creating confusion about association matters. The Annual Meeting provides the most reliable source for official updates, verified financial information, and direct answers to your questions from your elected Board members.

Meeting Details and Participation

When: Thursday, August 21, 2025, at 7:00 p.m. sharp

Where: Multimedia Room, Pacetti Bay Middle School

What to Bring: Please sign the attendance sheet upon arrival

Whether you're a new resident or a longtime neighbor, your presence contributes to well-informed community decisions. If you cannot attend but have specific questions, please feel free to submit them in advance to mkrugman@themeadowswgv.com.

Brief Meeting Agenda Preview

- Financial report and budget overview
- Maintenance and capital improvements update
- Board appointments and volunteer opportunities
- Community priorities for the coming year
- Owner questions and discussion

Thank you for being part of what makes The Meadows at World Golf Village a wonderful place to call home. Your participation—in whatever form works for your schedule—helps ensure our community continues to thrive.

Sincerely,

Mike Krugman, President

The Meadows at World Golf Village

The Meadows at Saint Johns Owners Association, Inc.

Email: mkrugman@themeadowswgv.com

Website: themeadowswgv.com

Mobile: 904-347-9898

IMPORTANT NOTICE TO ALL RESIDENTS

ASSOCIATION RULES HAVE BEEN UPDATED

New **Architectural Guidelines** booklet — New **Rules and Regulations** booklet

 **These changes may impact your property**

 **GET THE NEW RULES NOW:**

themedownswgv.com/download

Alternative options:

- Email: info@themedownswgv.com
- Mail request to: The Meadows at WGV HOA, c/o The CAM Team,
2233 Park Avenue Suite 103, Orange Park, FL 32073

When requesting by email or mail, please include your name, property address, and preferred contact method.

NEW RENTAL WEBPAGE LAUNCHED

 **For property owners and tenants**

 **VISIT NOW:**

themedownswgv.com/rentals

Includes application forms, guides, and checklists with Quick Access previews

Questions? Contact us at info@themedownswgv.com
or visit our website at themedownswgv.com

*Rules updated June 2025 following Board meetings Jan-June 2025.
Rental regulations established July 2024, new webpage July 2025.*

The Meadows at World Golf Village - HOA - Annual Members Meeting
Thursday, August 21, 2025 at 7:00 p.m.

Appendix B



Annual Members Meeting – Aug 21, 2025 at 7PM

Aug 21, 2025

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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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The Meadows at World Golf Village - HOA - Annual Members Meeting

Thursday, August 21, 2025 at 7:00 p.m.

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

Aug 21, 2025

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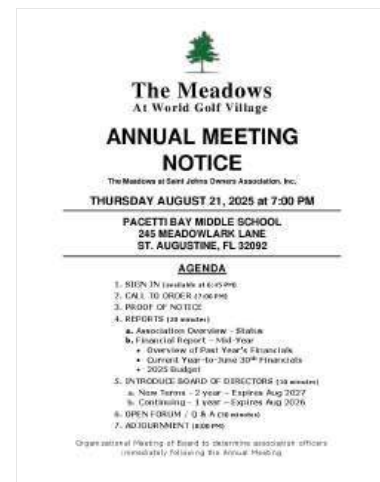
Agenda

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2. CALL TO ORDER
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 - b. Continuing - 1 year – Expires Aug 2026
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7. ADJOURNMENT (8:00 PM)

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

Aug 21, 2025

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**The Meadows at World Golf Village - HOA - Annual Members Meeting
Thursday, August 21, 2025 at 7:00 p.m.**

Association Overview – Status

▪ **Year of Change**

- Since 2024 Annual Meeting



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Year of Change 2024-2025

▪ **The First Half (Q3 & Q4 – 2024)**

- Driven by **Florida HOA Law Changes**
- Selecting a **New Management Company**



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Year of Change 2024-2025

- **The Second Half (Q1 & Q2 – 2025)**
 - Transition to **New Management Company**
 - **The CAM Team** - Orange Park, FL
 - Assigned a CAM – The focal point for the transition & after



Aug 21, 2025

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Year of Change 2024-2025

- **Transition Experience**
 - A **roller coaster** ride
 - Constant **firefighting**
 - Lost the **first 5 months** of a critical transition



Aug 21, 2025

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Year of Change 2024-2025

▪ Restart Mid-Stream

- Transition “**restart**” - May 2025
- Another **CAM** Assigned
- Climbing out of a **deep valley**
- Path forward is now **clearer and stronger**



Aug 21, 2025

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Looking Ahead 2025-2026

- **Stabilization** with management services
- Building **momentum**
- Return **focus** to community priorities



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**The Meadows at World Golf Village - HOA - Annual Members Meeting
Thursday, August 21, 2025 at 7:00 p.m.**

Association Overview – Updates (1 of 3)

▪ **Governing Documents**

- Revised & Updated Association Rules and Regulations
- Revised & Updated Architectural Guidelines

▪ **Landscape**

- Entrance – Pacetti Road
- Entrance – Meadowlark Lane

▪ **Irrigation**

- Repair and Remediation



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Association Overview – Updates (2 of 3)

▪ **Public Message Board**

- Public notices must be posted in community
- Notice Board near sidewalk (Ardmore & Mackenzie)

▪ **Community Management Provider**

- Contracted with The CAM Team – Term began Dec 1 2024
- Provides a secure portal for owner access to non-public documents
 - Access from HOA website or by direct URL address
 - FL law requires owner secure authenticated online access to most records
 - Was implemented January 1, 2025
 - Records and data not accessible to owners is not posted/viewable online



Aug 21, 2025

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The Meadows at World Golf Village - HOA - Annual Members Meeting Thursday, August 21, 2025 at 7:00 p.m.

■Public Message Board (Across from Ardmore at Mackenzie)

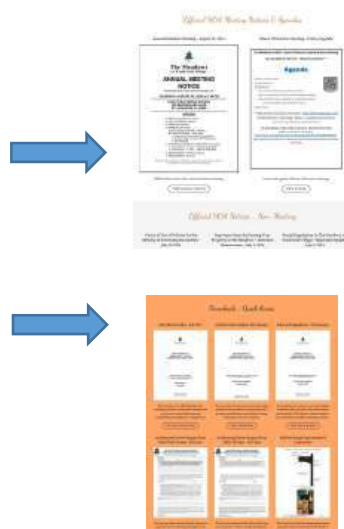


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Website Access to Documents & Notices

themedowswgv.com



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The Meadows at World Golf Village - HOA - Annual Members Meeting Thursday, August 21, 2025 at 7:00 p.m.

Association Overview – Updates (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 years, tried enforcement via Fines
 - Changes in FL HOA law makes Fines impractical
 - Reverting to CC&R enforcement provision – action by a attorney



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Financial Report – Mid-Year

- Overview of Past Year's Financials
- Current Year-to-June 30th Financials
- 2025 Budget



Included in the Annual Meeting Notice Mailing:

- Statement of Financial Condition (as of June 30, 2025 & December 31, 2024)
- Statement of Financial Activity (for Jan 1 – Jun 30 2025 & for Year of 2024)
(includes Budget for 2025)

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The Meadows at World Golf Village - HOA - Annual Members Meeting

Thursday, August 21, 2025 at 7:00 p.m.

Financial Report – Mid-Year

■ 2024 Financial Summary

- Income exceeded expenses
 - Successfully collected overdue accounts
 - Deferred Landscape tasks to 2025
 - Due to Transition, some 2024 expenses were placed into January 2025

■ 2025 Financial Status (as of June 30)

- Income approximately equal to expenses for first 6 months
 - In process of clarifying reporting and collection capitalization issues detected in July 2025

■ Looking Ahead to 2026

- Budget formulation scheduled for October 2025
- Reserve Funds – Used for replacement/improvement of Common Areas per CC&R
- Potential areas for budget increase:
 - Insurance
 - Electricity
 - Printing, Delivery & Mailing

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The Meadows at World Golf Village - HOA - Annual Members Meeting

Thursday, August 21, 2025 at 7:00 p.m.

Introduce Our Community Association Manager (CAM)

- **Ms. Reanna Ganas, CAM**

- Community Manager
- **Office:** (904) 278-2338
- Hours: Monday-Friday
- 9:00 AM - 4:00 PM
- (closed 12:00 PM to 1:00 PM)
- **Email:** themedadows@thecamteam.com

- **Preferred communication methods:**

- **Email** for routine matters
- **Phone** for emergencies

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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 2027
- Continuing - 1 year – Expires Aug 2026



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The Meadows at World Golf Village - HOA - Annual Members Meeting Thursday, August 21, 2025 at 7:00 p.m.



Board of Directors
Consists of five (5) owners

- Michael Krugman
- Scott Clay (*term expires*)
- 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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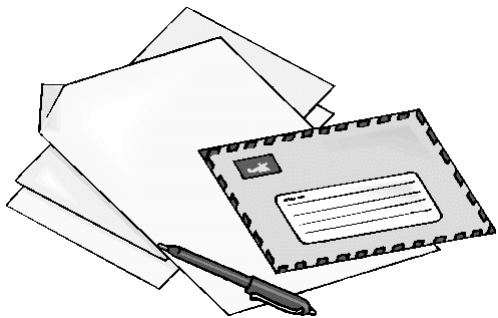
Contact Us

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 18th at 7 PM

- Sep 18th 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



Aug 21, 2025

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Thank You for Attending

Aug 21, 2025

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