

**The Meadows at World Golf Village - HOA  
- Board Meeting Minutes February 19, 2026**



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**Date of Meeting:** February 19, 2026    **Time:** 8:00PM    **Location:** VIRTUAL

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**Minutes Prepared by:** Mike Krugman – President

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**BOARD MEETING**

**I. CALL TO ORDER:**

The Special Business Meeting of the Board of Directors of The Meadows at Saint Johns Owners Association, Inc. was called to order at 8:00 PM on February 19, 2026, conducted via Zoom video conference.

**II. DETERMINATION OF QUORUM:**

A quorum of Directors was confirmed as present. The President confirmed that public notice of the meeting and agenda had been properly posted at the Meadowlark Lane notice board, the Mackenzie Circle public message board, and on the Association website in accordance with the governing documents and Florida Statute Chapter 720.

**Roll Call:**

President Mike Krugman	Present
VP \ Secretary: Marc Schwartz	Present
Treasurer: Emily Polatas	Present
Thaddeus Pickard	Present
Reanna Ganas, CAM	Present

**III. OPENING REMARKS:**

The President welcomed attendees and provided an overview of the evening’s agenda. He noted that the meeting was convened as a Special Meeting with a focused agenda: review and acceptance of the January 15, 2026 minutes, manager reports, and continuation of the strategic discussion regarding 2026 service provider direction carried over from the prior meeting.

**IV. REVIEW AND ACCEPTANCE OF MINUTES:**

The Board reviewed the draft minutes from the January 15, 2026 Regular Board Meeting, which had been distributed in advance. No corrections or amendments were offered.

**Motion:** To accept the minutes of the January 15, 2026 Board Meeting as presented.

**Vote:** Approved unanimously

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**V. REPORTS:**

**A. Management Report Summary**

The Community Association Manager Reanna Ganas provided operational updates. She reported that seasonal lighting proposals are being solicited from vendors and will be shared with the Board upon receipt.

Regarding irrigation, a recent inspection flagged one zone for a possible leak. As Mike Krugman was unable to locate the leak on-site, Reanna confirmed she will follow up with the irrigation vendor; the presence of a repair line item in the vendor's proposal would serve as confirmation of the reported leak. (Note: The broken sprinkler was subsequently repaired by Mike Krugman following receipt of the inspection report.)

Reanna advised that Community violations inspections are scheduled to resume the following Thursday, with notices for new violations and a consolidated report to follow.

On the financial side, Reanna confirmed that accounting will reverse a misapplied January 2026 interest charge — assessed against accounts where 2026 assessment payments were not posted during January — and the reversal will be reflected in February so it does not appear as a delinquency on any homeowner account.

**VI. UNFINISHED (OLD) BUSINESS:**

**A. 2026 Service Provider Strategy: Discussion and Direction**

The Board continued its carryover strategic discussion regarding the Association's management direction for 2026, as presented in the attached Board presentation (slides 13-15). The central question before the Board was whether the Association is in a better position today than it was at prior management transition points, specifically December 1, 2024 (transition from FCAM to the CAM Team) and August 1, 2022 (when Thompson Management ceased operations). The Board reviewed the Association's recent management history — Thompson Management, a period of self-management, Priority, First Coast (FCAM), and now the CAM Team — to provide context for the current evaluation.

The Board engaged in extensive discussion weighing the costs and risks of frequent management transitions against unresolved concerns with the CAM Team's current performance. Key issues discussed included the CAM Team's use of checkbook-style financial reporting (*Modified Cash Basis Accounting* \*\*) versus the Board's previous 15+ year use of accrual-basis accounting, the state of assessment collections, and concerns about operational responsiveness. Several Directors argued that the onboarding period with any new management firm carries inherent costs and risks, and that repeated transitions may signal instability to prospective vendors, potentially limiting the Association's future options and increasing costs. Manager Ganas acknowledged the accounting and collections concerns and requested additional time to resolve outstanding issues within the existing contract framework.

After full discussion, the Board reached a consensus — without a formal vote — to remain with the CAM Team for a period of at least 12 to 18 months. The Board also agreed to document outstanding performance deficiencies and revisit the management relationship in the September–October 2026 timeframe, in advance of the contract renewal period at the end of November. No formal motion was made; the consensus direction was noted for the record.

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**VII. NEW BUSINESS:**

None

**VIII. OPEN FORUM:**

The meeting was opened for homeowner comments on agenda items. A community member in attendance expressed support for Manager Ganas's efforts and encouraged the Board to resolve outstanding management issues internally. No other public comments were presented.

A director asked about the current status of last year's Landscaping Special Project that were not performed due to schedule availability only outside the tree planting window of moderate daily temperatures. The landscaping special project vendor outreach process is be restarted. Manager Ganas is updating the scope of work and soliciting current pricing from vendors for spring service.

**IX. CLOSING REMARKS:**

Mike Krugman announced his intent to step down as President on April 1, 2026, citing health reasons. He announced his intent to step down from the Board on May 31, 2026 and is committed to remaining available to assist with the leadership transition through approximately June 15, 2026

The President reminded the Board and attendees of upcoming meeting dates. The next Regular Board of Directors Meeting is scheduled for Thursday, March 19, 2026 at 7:00 PM, followed by the next Regular Meeting on Thursday, May 21, 2026 at 7:00 PM.

**X. ADJOURNMENT:**

There being no further business, the meeting was adjourned at 8:45 PM

**XI. ATTACHMENTS INCORPORATED BY REFERENCE**

1. Meeting Agenda (dated February 19, 2026)
2. Board Presentation Slides (dated February 19, 2026, 20 slides)
3. Minutes – Regular Board Meeting, January 15, 2026

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**XII. :FOOTNOTE:**

**\*\* Modified Cash Basis Accounting**

The CAM Team prepares its financial statements using the modified cash basis of accounting. Under this method, revenues are generally recognized when received and expenses are generally recognized when paid, with certain modifications to better present the Association's financial position.

Annual Owners' Assessments, which are invoiced and due on January 1st for the calendar year, are initially recorded as a prepaid assessment liability and are recognized as income ratably at 1/12 per month over the calendar year. Owners' accounts are credited when payments are received.

Unpaid annual assessments from prior years are reported as Accounts Receivable. An Allowance for Bad Debt is recorded monthly as an expense equal to 1/12 of the annual budgeted Bad Debt Expense, which represents the estimated portion of current-year assessments, interest, and fees not expected to be collected. Prepaid expenses are recorded as assets when paid and recognized as expenses over the period benefited. Collection costs advanced by the Association on behalf of owners with prior-year unpaid assessments are recorded as prepaid recoverable expenses and remain as such until reimbursed by the owner.

*Signed*

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***Mike Krugman, President***

*February 19, 2026*

The Meadows at World Golf Village

The Meadows at Saint Johns Owners Association, Inc.

# The Meadows at WGV – Board of Directors Special Business Meeting

February 19, 2026 at 8:00 P.M. – Online & via Phone \*\*

## MEETING TIME CHANGE – PLEASE NOTE

*This meeting will begin at 8:00 P.M.,  
one hour later than the Board’s customary 7:00 P.M. start time.*

# Agenda

Meeting Called to Order

Opening Remarks

Review and Acceptance of Minutes

### Unfinished (Old) Business

- 2026 Service Provider Strategy: Discussion and Direction

### New Business

- None

### Open to those attending for comments, feedback and questions

- Additional comments, feedback and questions

Closing Remarks

Adjournment



Event Info

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

*On HOA Web Site – Home Page – Bottom - Association Events Section*


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

*Register in advance for this meeting:*

<https://zoom.us/meeting/register/m4MZrQfFQOy75f4lxI23uQ>

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



**THE MEADOWS  
AT WORLD GOLF VILLAGE**

Board Meeting – Feb 19, 2026 at 8:00PM

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## Call to Order – Special Board Meeting – Feb 19th

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

The Meadows at WGV – Board of Directors Special Business Meeting  
February 19, 2026 at 8:00 P.M. – Online & via Phone \*\*

**MEETING TIME CHANGE – PLEASE NOTE**  
This meeting will begin at 8:00 P.M.,  
one hour later than the Board’s customary 7:00 P.M. start time.

**Agenda**

Meeting Called to Order  
Opening Remarks  
Review and Approvals of Minutes  
**Unfinished (Old) Business**  
- 2026 Service Provider Strategy Discussion and Director  
**New Business**  
- None  
**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/join/zoom/m4452-Q87-Q0v7541x23uQ>  
After registering, you will receive a confirmation email containing information about joining the meeting.

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## Agenda – Special Board Meeting – Feb 19th

- Meeting Called to Order
- Opening Remarks
- Review and Acceptance of Minutes
- Unfinished (Old) Business
- New Business
- Open to those attending for comments, and feedback
  - *Three minutes uninterrupted presentation opportunity*
  - *Limited to the issues of the Agenda items*
- Closing Remarks
- Adjournment

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## Agenda

- Meeting Called to Order
- Opening Remarks
- Review and Acceptance of Minutes
  - Minutes – January 15, 2026
- Reports
- Old Business
- New Business
- Open to those attending for comments, and feedback
  - *Three minutes uninterrupted presentation opportunity*
  - *Limited to the issues of the Agenda items*
- Closing Remarks
- Closed Session
- Adjournment

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# Unfinished (Old) Business

- 2026 Service Provider Strategy: Discussion and Direction

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## 2026 Service Provider Strategy

Discussion and Direction

THE QUESTION BEFORE THIS BOARD

*Are we in a better position TODAY than we were on:*

**December 1, 2024**

Transition from FCAM  
to The CAM Team

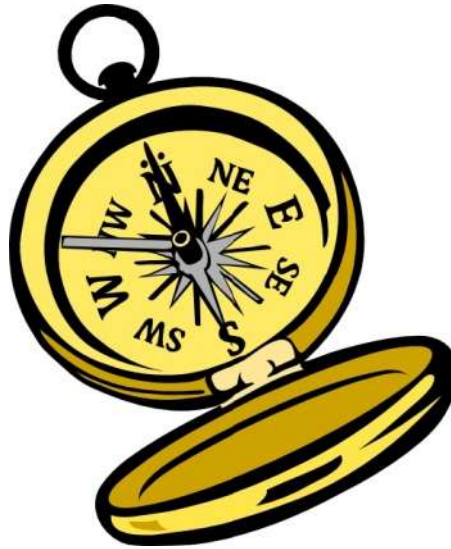
VS

**August 1, 2022**

Thompson Management  
ceased operations — Board  
rebuilding control

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## Board Discussion - Position, Options & Decision Points



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## Open for Comments, Feedback and Questions



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### What Is Next ? - Closing Remarks



- **Next Regular BOD Meeting – Thursday, March 19, 2026 at 7:00 PM**
- **Following Regular BOD Meeting – Thursday, May 21, 2026 at 7:00 PM**

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**The Meadows at World Golf Village - HOA  
- Board Meeting Minutes January 15, 2026**



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**Date of Meeting:** *January 15, 2026*      **Time:** 7:00PM      **Location:** VIRTUAL

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**Minutes Prepared by:** *Mike Krugman – President*

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**BOARD MEETING**

**I. CALL TO ORDER:**

The Regular Business Meeting of the Board of Directors of The Meadows at Saint Johns Owners Association, Inc. was called to order at 7:00 PM on January 15, 2026, conducted via Zoom video conference.

**II. DETERMINATION OF QUORUM:**

A quorum of Directors was confirmed as present. The President confirmed that public notice of the meeting and agenda had been properly posted at the Meadowlark Lane notice board, the Mackenzie Circle public message board, and on the Association website in accordance with the governing documents and Florida Statute Chapter 720.

**Roll Call:**

President Mike Krugman	Present
VP \ Secretary: Marc Schwartz	Present
Treasurer: Emily Polatas	Present
Thaddeus Pickard	Present
Reanna Ganas, CAM	Present

**III. OPENING REMARKS:**

The President welcomed attendees and provided an overview of the evening’s agenda, noting that following the conclusion of the regular meeting the Board would convene in closed session to address a legal matter at the request of Association counsel. The agenda was confirmed as published.

**IV. REVIEW AND ACCEPTANCE OF MINUTES:**

The Board reviewed the minutes of the November 20, 2025 and December 18, 2025 Regular Board Meetings as distributed to the Directors prior to the meeting. No additions or corrections were noted.

**Motion:** To accept the minutes of the November 20, 2025 and December 18, 2025 Board Meetings as presented.

**Vote:** Approved unanimously

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**V. REPORTS:**

**A. Landscaping – Entrance Way Status & Planning**

The President reported that two trees at the community entrance require removal and that new plantings are planned. A landscaping vendor has submitted a proposal for approximately 100 cubic yards of mulch for the Pacetti Road and Meadowlark Lane entrance areas at an estimated cost of \$6,000; the Board noted that clarification on exact placement is needed before proceeding. The CAM confirmed that additional vendors, including Bold City and Yellowstone, will be invited to submit pricing once updated specifications are finalized.

**B. Irrigation System – Status**

The President reported that the irrigation system is generally functioning well. One irrigation line near the school sign sustained damage, likely from e-bike traffic; the area has been temporarily capped pending future repair. Pond conditions were confirmed stable based on a recent inspection report.

**C. Park Project – Status**

Director Ostenfeld reported that the park project remains in a permitting phase and that he will contact the project contact by the end of January to obtain a status update. The County's goal is completion by the end of 2026.

**D. Management Report Summary**

The CAM provided a summary of current management activities. The Board noted an oil spill from a vehicle at a residential property that has affected the public roadway and adjacent homes; the President indicated he will file a complaint with the County, as the affected road is county property. The Board confirmed that remediation responsibility lies with the homeowner, not the Association.

**VI. OLD BUSINESS**

**A. Fiscal Year 2025 – Operations Financial Year-End Performance Review**

The President presented a year-end review of FY2025 operational financial performance, as detailed in the attached Board presentation (slides 15–23). Overall budget-to-actual variance was generally acceptable with the exception of bad debt and assessment collections. The Board discussed concerns regarding the accuracy and clarity of financial reporting, including discrepancies in bad debt expense reporting and accounting treatment of prior-year funds. A fraudulent invoice of \$7,000 submitted by an unknown third party was identified and rejected before payment was made. The Board noted the need for improved financial reporting standards and agreed to follow up with the management company's accounting department on outstanding items. The Board also discussed whether an internal audit committee spot-check would be appropriate in lieu of a full CPA audit.

**B. Fiscal Year 2025 – Enforcement Year-End Assessment**

The Board reviewed the FY2025 enforcement year-end assessment, as detailed in the attached Board presentation (slides 16–23). Ongoing concerns were identified regarding inconsistent violation tracking, delays in escalating Stage 3 violations to legal counsel, mail delivery delays affecting enforcement timelines, and the need for more detailed violation and collections reporting from the CAM. The Board directed the CAM to provide regular reports on all active violations by stage, properties in collections, and attorney referral status. The Board also

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discussed improving the clarity and formatting of violation notices to reduce homeowner confusion, and affirmed that the management company should serve as the primary point of contact for homeowner inquiries on violations.

### **C. Fiscal Year 2025 – Rental Restriction Year-End Scorecard**

The Board reviewed the rental restriction year-end scorecard, as detailed in the attached Board presentation (slides 17–23). The Board noted that America Home for Rent is currently selling properties within the community, which may affect the rental count relative to the 120-unit cap. Compliance with lease registration requirements and the identification of potentially unauthorized rentals were identified as priority enforcement areas for 2026.

### **D. Accounting Framework Policy – Deferred**

Review of the Accounting Framework Policy was deferred pending receipt of additional information from the management company’s accounting department.

### **E. 2026 Path Forward – Management Performance & Current Position**

The Board conducted a comprehensive discussion of management performance after 13+ months with the current management company, as detailed in the attached Board presentation (slides 18–23). The President presented his assessment that the Association has not advanced meaningfully from its position in late 2024, citing gaps in violation tracking and escalation, delayed homeowner response times, inconsistent assessment collections, and an absence of proactive management initiatives. The Board discussed the current management agreement, its specified obligations, and areas where performance standards and expectations are not adequately defined. The discussion was substantive and the Board agreed that decisions regarding the management relationship and path forward require further deliberation.

## **VII. NEW BUSINESS**

### **Holiday Entrance Lighting Program – 2026 Season**

The Board discussed establishing a holiday lighting program for the community entrance at Pacetti Road for the 2026 season. The discussion covered display design preferences (white lights, wreaths, uniform appearance), installation locations, and the choice between professional installation and a Board-managed approach. Director Polatas referenced an estimated professional installation cost of approximately \$1,400 annually. The Board directed the CAM to obtain renderings and vendor quotes for professional installation by the March meeting, and Director Pickard agreed to develop a cost comparison proposal for a self-managed option. The Board agreed to make a final decision no later than June 2026 to ensure adequate lead time for ordering and installation.

## **VIII. OPEN FORUM:**

The meeting was opened for homeowner comments on agenda items. No additional comments, feedback, or questions from attendees.

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**IX. CLOSING REMARKS**

The President reminded the Board and attendees of upcoming meeting dates. The next Special Board Meeting is tentatively scheduled for Thursday, February 19, 2026 at 7:00 PM, and the next Regular Board Meeting is scheduled for Thursday, March 19, 2026 at 7:00 PM.

**X. CLOSED SESSION:**

Following the conclusion of the regular meeting, the Board convened in closed session to discuss a legal matter subject to client-attorney privilege. The recording was stopped prior to the closed session in accordance with applicable requirements.

**XI. ADJOURNMENT:**

There being no further business, the meeting was adjourned at 9:30 PM

**XII. ATTACHMENTS INCORPORATED BY REFERENCE:**

1. Meeting Agenda (dated January 15, 2026)
2. Board Presentation Slides (dated January 15, 2026, 27 slides)
3. Minutes – Regular Board Meeting, November 20, 2025
4. Minutes – Regular Board Meeting, December 18, 2025

*Signed*

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***Mike Krugman, President***

*January 15, 2026*

The Meadows at World Golf Village

The Meadows at Saint Johns Owners Association, Inc.