

**The Meadows at WGV – Board of Director’s Regular Business Meeting
September 18, 2025 at 7:00 P.M. – Online & via Phone ****

Agenda

ASSOCIATION RULES & REGULATIONS PROPOSED CHANGES – BOD Vote

Meeting Called to Order

Opening Remarks

Review and Acceptance of Minutes

Reports

- Landscaping - Entrance Way – Status & Planning
- Irrigation System - Status
- Retention Pond System - Status
- Financial Reporting - Status
- Collection of Assessment - Status
- Management Report Summary



Event Info

Special Order

- Board Vacancy – Motion to appoint Thaddeus Pickard as Director (filling unexpired term expiring in 2027)

Old Business

- **BOARD POLICY STATEMENT–Discussion of:**
 - o Rental Management and Compliance Policy (Update – Revision)

New Business

- Little Free Library – Motion to relocate to vicinity of Public Message Board from 1200 block of Ardmore St
- **ASSOCIATION RULES & REGULATIONS PROPOSED CHANGES –Approval of:**
 - o 202 Common Areas
 - o 209.4 Public Communications and Online Conduct & related 234.7 and 235.5
- Enforcement – Violations – 3rd Notice Action
- 2026 Budget Preparation
- **BOARD POLICY–Discussion of:**
 - o Enforcement Issues - CCR Article VIII Section 8.5 "No Sheds, Shacks or Trailers" (*Temporary Structures*)

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

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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/dxYMKjjwTsaXK0QXZUTZxq>

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

Rules and Regs - Section 202. Common Areas – Proposed Revision

202. Common Areas

202.1 Homeowners and their guests using any common areas shall remove any trash or debris that they generate.

202.2 Radios and music devices shall be set to a volume that does not disturb others in the area.

202.3 Boating, swimming, wading or playing in any of the ponds or lakes is forbidden.

202.4 Use of common areas must be conducted in a reasonable and appropriate manner, including but not limited to walking, recreation, and other peaceful enjoyment activities that do not damage Association property or create safety hazards.

202.5 Motorized or motor-assisted vehicles (including but not limited to golf carts, ATVs, motorcycles, bicycles with motors, scooters, and similar devices) are prohibited from operating on lawns, landscaped areas, or other common area surfaces not designated for vehicular traffic. This prohibition is established to protect landscaping, irrigation systems, and community aesthetics.

202.6 Exception to motorized vehicle prohibition: The restrictions in 202.5 do not apply to:

(a) Vehicles authorized by the Board of Directors or Association President for maintenance, repair, or service work on Association property

(b) Emergency vehicles responding to emergencies

(c) Vehicles operating under specific conditions authorized by legal easements

202.7 Hours of Use: Common areas are available for use during daylight hours unless otherwise posted. Quiet hours shall be observed from 10:00 PM to 6:00 AM.

202.8 Supervised Activities: Children under 12 years of age must be supervised by an adult when using common areas.

202.9 Pet Restrictions: Pets in common areas must comply with all provisions of Section 211 (Animals), including leash requirements and waste removal.

202.10 Temporary Structures: No temporary structures, tents, or equipment may be placed in common areas without prior ARC approval, except as specifically permitted in Section 225 (Temporary Special Events Structures).

202.11 Commercial Activities: Commercial activities, solicitation, or business operations are prohibited in common areas unless specifically authorized by the Board.

202.12 Damage Responsibility: Any person causing damage to common area property shall be responsible for the cost of repair or replacement as per CC&Rs Section 4.2 "Liability for Damage to Common Areas."

202.13 Parking: Vehicles may not be parked in common areas except where specifically designated or as permitted under Section 229.15 (Special Event parking).

THE MEADOWS OF WORLD GOLF VILLAGE

THE MEADOWS AT SAINT JOHNS OWNERS ASSOCIATION, INC.

A Deed Restricted Community

MOTION TO AMEND RULES AND REGULATIONS

Amendment to Add Community Conduct Standards

WHEREAS, the Board of Directors of The Meadows at Saint Johns Owners Association, Inc. (the "Association") is charged with the duty to preserve the value, integrity, and harmony of the community, and to enforce the governing documents in accordance with Florida Statute Chapter 720 and the Association's Declaration of Covenants, Conditions, Restrictions and Easements; and

WHEREAS, the Board has received reports of resident behavior in public forums, including social media platforms and online communications, that have caused confusion, disrupted community operations, spread misinformation, or reflected negatively on the Association and the community; and

WHEREAS, the Board finds it necessary to establish clear and reasonable expectations for resident conduct in public communications that relate to or affect the Association or the community as a whole, while properly defining the limitations of the Association's authority; and

WHEREAS, residents have expressed confusion regarding the Association's enforcement powers and remedies, often believing the Association possesses governmental or police powers that it does not have under Florida law; and

WHEREAS, the Board is authorized under Article IV (4.1.2) of the Covenants and Article III (B.1) of the By-Laws to adopt rules and regulations governing the conduct of members, residents, and their guests, so long as such rules are reasonable and not in conflict with existing covenants and applicable law; and

WHEREAS, the current Rules and Regulations were adopted on June 20, 2025, and the Board finds it appropriate to amend these rules to address community conduct standards while maintaining consistency across all sections addressing resident behavior;

NOW, THEREFORE, BE IT RESOLVED that the Board hereby adopts the following amendments to the Association's Rules and Regulations, effective immediately upon passage:

1. **Section 209** shall be amended to add new subsection **209.4** as set forth below;
2. **Section 234** shall be amended to add new subsection **234.7** as set forth below;
3. **Section 235** shall be amended to modify existing subsection **235.5** as set forth below.

AMENDED RULE SECTIONS

Section 209.4 - Public Communications and Online Conduct (NEW)

209.4.1 Residents, owners, guests, and tenants of the Association are expected to conduct themselves in a respectful and civil manner when engaging in any public forum, including but not limited to social media platforms, online message boards, email communications, or community-wide publications, especially when such communications reference or impact the Association or its operations.

209.4.2 The following behaviors in public communications are prohibited as they constitute a nuisance that disrupts community harmony and may reduce the desirability of the community:

- (a) Falsely representing the Association, its Board of Directors, or its decisions;
- (b) Using the Association's name, logo, or address in a way that implies endorsement or official status without prior written authorization from the Board;
- (c) Harassing, threatening, or defaming other residents, Board members, volunteers, or management personnel;
- (d) Spreading misinformation that causes confusion or disruption to the Association's operations or activities;
- (e) Posting or circulating confidential or privileged Association information without authorization.

209.4.3 Enforcement Limitations: The Association's enforcement authority is limited to matters within its jurisdiction under the governing documents and Florida Statutes. Violations may result in written warning, demand to cease and desist the conduct, hearing before the Special Review Committee for potential sanctions, and when applicable, referral to legal counsel for further action.

209.4.4 Referral for Serious Matters: When conduct may involve violations of criminal law, fair housing regulations, or other governmental regulations, the Association may refer such matters to appropriate governmental authorities while pursuing available remedies within its own authority.

209.4.5 Reporting Requirements: Residents experiencing conduct that may constitute harassment, discrimination, or criminal behavior are encouraged to report such matters directly to appropriate law enforcement or governmental agencies in addition to notifying the Association.

209.4.6 Scope of Rule: This rule supplements but does not replace any other remedies available to the Association under the governing documents or applicable law, nor does it expand the Association's authority beyond that granted by statute and the governing documents.

209.4.7 Association Authority Clarification: The Association is a private entity operating under contract law (the governing documents) and does not possess governmental or police powers. The Association cannot compel immediate cessation of conduct, issue restraining orders, or provide emergency protection services. Such powers are reserved exclusively to governmental authorities including law enforcement, courts, and regulatory agencies. Association remedies are limited to contractual enforcement through notices, hearings, fines, and civil litigation as permitted by Florida Statutes and the governing documents. Residents requiring immediate intervention or protection should contact appropriate governmental authorities directly.

Section 234.7 - Community Conduct Standards (NEW)

234.7 The respectful and courteous conduct standards established in Section 234.1 and 234.2 for Association meetings are part of the broader community conduct expectations outlined in Section 209.4. All attendees are expected to maintain these same standards in all public communications that reference or impact the Association.

Section 235.5 - Board Member Protection (*MODIFIED*)

235.5 Board Members, Directors, and Officers are not to be threatened or intimidated in respect to Association matters. Such conduct violates the community conduct standards established in Section 209.4 and may be subject to enforcement action. Contacting Board Members about Association matters at their residences, places of employment, or public places is not appropriate.

Adopted by the Board of Directors of The Meadows at Saint Johns Owners Association, Inc. on this [Day] of [Month], 2025.

Motion made by: *[Director Name]*

Seconded by: *[Director Name]*

Vote: *[e.g., Passed 4-0]*

Attest:

[Secretary Name], Secretary

Board of Directors

The Meadows at Saint Johns Owners Association, Inc.