

**THE 300 OWNERS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**Wednesday June 19<sup>th</sup>, 2024**  
**SOUTH PAVILION**

**MINUTES**

Meeting called to order at 6:58PM

Jutta Williams, Bill Warner, and David Katz were present. Absent was Karen Hahn. Representing Management was Patti Servidio, Elevated Property Mgmt. There were 33 owners present.

Approval of Minutes from **March 20<sup>th</sup> Board Meeting**

Officers' reports:

1. President: Jutta announced that we are not passing the proposed Assessment. The purpose of the Assessment was discussed; Since previous Board's used the money from the Comcast Land Use Agreement to fund the Budget and keep the maintenance payments low. The budget should have been raised regularly every year to cope with inflation. Homeowners in the Meadows should be paying a lot more money now in 2024. The last 3 years, it has been necessary to use Reserve funds to pay for repairs & maintenance that was unanticipated and not part of the Budget. This Assessment was to re-coup those Reserves since we cannot use any more Comcast money to fund our current Budget as there is no guarantee they will renew this agreement. Unfortunately, our Documents and the Florida Statute are silent on this type of Assessment and the Lakeshore/Heather Lake Subdivision has threatened a lawsuit if we pass this assessment since the Statute is not specific and our documents only discuss Special Assessments for Capital Improvements, the Board and the Association Attorney have decided they do not want to risk a lawsuit so at this time, they will not be passing the Special Assessment. Please keep in mind that if we have an emergency, hurricane, etc., there will have to be an Emergency Special Assessment.

Old Business:

1. Website has been updated and will continue to be updated with current information.
2. Alligator; Mgmt has not received any recent sighting reports.

New Business:

1. City Meeting: Board discussed vacant field with Kevin Ramsey from the City of Boynton. They will be erecting a corral-style fence to border the field and keep trespassers out. They will also add some trees. They are going to thin out the "NO Parking" signs on the swale and place them in other areas in the Meadows. They are also going to install fence on either side of the field so trespassers/ATV's/4-wheelers, cannot come in from the Nautica Sound side. There will be 1 walking-only path accessible to pedestrians on the Springfield Blvd side. This year they will be re-paving inside Lakeshore and Windemere Subdivision's and adding speed tables on Meadows Blvd. The rest of the subdivisions will be paved next year.
2. Tree Trimming is ongoing and was delayed due to weather and will be completed soon.
3. Irrigation; North Zones have been repaired, Windemere zone needs a minor repair due to a cut cable, it will be fixed tomorrow. Dry sod might be replaced, it will be discussed with the landscaper.
4. Meadows on the Green; Mgmt and Board need to get in touch with City engineer and ask about the status of the repairs at Meadows on the Green entrance. Manager will get update for next meeting.

Owners Discussion: Trees touching FPL lines need trimming, manager will report to FPL. LMT needs to touch up entrances.

Meeting adjourned at 7:52PM