

THE 300 OWNERS ASSOCIATION, INC.
BUDGET MEETING
Thursday, December 17th, 2020
SOUTH PAVILION

MINUTES

Bill Warner (Pres.) calls meeting to order at 7:02PM

Present were Jutta Williams (Tres./Sec.), Bill Warner (Pres.), and Hratch Nerkizien (Dir.) was present by phone.

Representing mgmt was Patti Servidio, Elevated Property Mgmt, LLC.

There were 7 owners present.

Hratch Nerkizien motions to approve and dispense of the Minutes from the October 15th, 2020 Board meeting, seconded by Bill Warner, all in favor, minutes dispensed.

Officers reports

President: None

Sec/Treasurer Report for November of 2020: Financials were read, we are in good financial shape, we just finalized the Budget.

Vice President: Absent.

New Business:

Hratch Nerkizien motions to approve the Proposed Budget for 2021, seconded by Jutta Williams, all in favor, Budget passed. Next year, the Budget will be raised and all Owners in The Meadows 300 POA will receive a special notice in the mail in advance about the raise in monthly POA maintenance payments.

Hratch motions to adjourn meeting, seconded by Bill, all in favor, meeting adjourned at 7:17PM.

THE 300 OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
Thursday, October 15th, 2020
SOUTH PAVILION

MINUTES

Meeting called to order at 7:00 PM by Bill Warner, President.

Present at meeting were Bill Warner, Pres., Jutta Williams, Treas./Sec., Hratch Nerkizien, Dir.

Representing Mgmt was Patti Servidio, Elevated Prop. Mgmt

Absent was Rich Lonergan, V.P.

There were 13 homeowners present.

Hratch motions to approve and dispense of the Minutes from our February 2020 Budget Meeting, seconded by Bill W, all in favor, motion passed.

Officer's reports:

1. President; Hopes everyone is doing well during the Pandemic and discussed projects that were completed this year.
2. Sec/Treasurer Report for September 2020; Financials were read.
3. Vice President; None

Committee Reports:

ACC; One ACC member present, nothing to report.

Old Business:

None

New Business:

1. Speed bumps: Mgmt will request speed study through the City of Boynton Beach to assess whether there is a need for speed bumps. 6 Owners raised hands in favor of speed bumps and 7 owners against them. Mgmt will try to get representative from the City of Boynton Beach to attend a Meeting and discuss road lines and speed limit signs.
2. Windemere, Cloverbend & Dogwood entry sign upgrade: Mgmt will begin looking into sign companies and taking suggestions from owners on ideas and options for upgrading the entry signs.
3. Dog walker that does not live in The Meadows: The Board would like owners to be aware of someone who does not live in the Meadows but who is here on a regular basis walking along the sidewalk discussing owner issues. Please remember to only discuss matters concerning the Meadows if the person also lives in the Meadows.
4. Reverting "No Music" rule for South Pav. Party Rentals & COVID requirements for parties: Hratch motions to keep NO Music Rule for parties, seconded by Bill W, all in favor, motion passed, and rule will remain in effect. Owners will now have additional COVID-19 release form to sign prior to Pavilion rentals at the South Pavilion.

Owner's Discussion:

- Violations were discussed.
- Vehicles parking on the grass was discussed and mgmt. will get further clarification from Attorney regarding the "No Grass parking" rule we have.
- Cameras being placed at community entrances were discussed. Mgmt will obtain more information regarding cameras being placed at entrances.
- Owners discussed requesting that FPL install a light at the "road to nowhere" between Windemere and Dogwood, mgmt will look into this.
- Enclosure of South Pavilion is still a future project that the Board would like completed. Delays due to COVID have put this project temporarily on hold.
- Vacant field needs cutting, mgmt will request that The City send a crew to cut the field.

Hratch motions to adjourn meeting at 8PM, seconded by Bill W, all in favor, meeting adjourned.

THE 300 OWNERS ASSOCIATION, INC.
BUDGET MEETING
Thursday, February 20th, 2020
SOUTH PAVILION

MINUTES

- I. Call meeting to order; Hratch Nerkizien calls meeting to order at 7:05PM
- II. Establish Quorum; Hratch Nerkizien, Jutta Williams, & Bill Warner present. Richard Lonergan, absent. Representing Mgmt, Patti Servidio. There were 11 owners present.
- III. Approval of minutes from January 9th, 2020 Annual Meeting & Board Meeting; Bill motions to approve and dispense of the Minutes, seconded by Hratch Nerkizien, motion passed.
- IV. Approval of the Budget prepared for 2020; Before approving Hratch mentioned the homeowner dues will be going up next year. Hratch motions to approve the budget, Bill seconds, all in favor. Budget for 2020 approved.
- V. Officers reports
 - i. President; We removed that fence “to nowhere” by canal, it was in extreme disrepair and it looked terrible. The area looks much better now; The City has been doing a lot of improvements in the neighborhood; A lot of owners are replacing their sod, make sure you are using Floritam, Palmetto or bitter blue. These are all resistant to the mosaic virus, usually the cheap sod is old floritam and not resistant to disease.
 - ii. Sec/Treasurer Report for January of 2020- Financials were read, we are in good financial shape, we just finalized the Budget.
 - iii. Vice President; Absent.
- VI. Committee Reports
 - i. ACC:
 - ii. Fining: We no longer have a Fining Committee, on advisement of the Attorney.
- VII. Old Business: None

VIII. New Business: None

IX. Owners Discussion;

- a. Owner asked about sod along the swale of Wellesley, Patti explained Wellesley hired a company to spray something but LMT does not know what it is, LMT has to have a meeting w/their manager and the company that sprayed to figure out what was done and how to fix it.
- b. Jutta mentioned Capital Contributions and requiring every new owner & tenant to pay a fee to live in The Meadows, she is going to have the attorney check the docs and make sure we can do this or how to do this.
- c. David Katz in Windemere is running for election for Commissioner District IV, election is March 17th and he spoke about his position and the current commissioner. Please come out and Vote!

X. Adjournment; Bill motions to adjourn meeting, seconded by Hratch. Meeting adjourned at 8:09PM.

THE 300 OWNERS ASSOCIATION, INC.
BOARD MEETING
Thursday, January 9th, 2020
SOUTH PAVILION

MINUTES

Board meeting called to order by Bill Warner @ 7:06PM

Quorum was established; Jutta Williams, Rich Lonergan, Bill Warner, and Hratch Nerkizien Present.

Rep. Mgmt: Patti Servidio, Elevated Property Mgmt

Bill Warner motions to keep Board the same as last year; Bill Warner- President, Rich Lonergan-Vice President, Jutta Williams-Secretary/Treasurer, Hratch Nerkizien-Director.

Approval of minutes from December 19th, 2019 Board meeting; Bill moves to dispense the minutes, seconded by Rick L., all in favor, minutes dispensed

Officers reports;

1. President; None
2. Sec/Treasurer Report; Jutta mentioned we only had 2 owners attend the last meeting. December Financials were read.
3. Vice President; None

Committee Reports;

1. **ACC:** No one from comm. present
2. **Fining:** No one from Fining Committee is present.

Old Business: None

New Business:

- Violations were discussed, they will be done again next week.
- The gates were discussed. Jutta wants the gates to go back to how they were before and get stickers for people who live in the neighborhood. Hratch agreed as long as we promise to address the issue if we start having problems with the gate being open but he does not agree that stickers are necessary. Rich motions to keep the gates manual and have Rick lock them and open them every day, Bill seconds that, all in favor, passed. Jutta motions for the stickers, Bill second, nobody else agreed, motion did not pass.
- Hratch motions to set a cost limit for lights at the pickleball court, if we can get an estimate under that (10,000\$), and at least 2 Board members approve without having a meeting, Bill seconds, all in favor, passed. Patti (Mgmt) will start working on it tomorrow.
- Sandy (owner) asked if we can have the pickleball courts cleaned of Mold. Patti will ask Rudy to do this according to ProCourts instructions and to do it every time its needed. Hratch also wants

a list put together for Rudy of things to complete when he is on the property. Patti will bring it to the next meeting.

- Bill mentioned there's a lot of palm disease going around. He advised that if you have a palm that's diseased, remove it and the mushrooms and bag the mushrooms and throw them immediately away.
- List of priorities and projects we have planned, Patti will put together a list of things and maybe we can post it on the website.
- Owner mentioned new City of Boynton Beach trash regulations. You cannot put your clippings in your garbage can and the can has to be put out within 24 hours.

Rich Lonergan makes motion to adjourn, Seconded by Jutta Williams. Meeting adjourned @ 7:58PM

**THE 300 OWNERS ASSOCIATION, INC.
ANNUAL MEETING
Thursday, January 9th, 2020
SOUTH PAVILION**

MINUTES

- I Call meeting to order; Meeting called to order at 7:03PM by Bill Warner

- II Affidavit of Notice was served

- III Establish Quorum for Election; NO Quorum could be established, there were 32 proxies and attendees and 409 were needed to establish a quorum for Election.

- IV Meeting adjourned at 7:06PM by Jutta Williams, Board Meeting to follow.