

THE 300 OWNERS ASSOCIATION, INC.
BOARD MEETING
Thursday, March 18th, 2021
SOUTH PAVILION

MINUTES

Board meeting called to order by Jutta Williams @ 7:02PM

Present were: Jutta Williams, President, William Warner, Vice President, Mark Hightower, Director, and Robert Vickers, Director. Quorum of The Board was established.

Rep. Mgmt: Patti Servidio, Elevated Property Mgmt

Jutta motions to approve and dispense of the December 2020 Budget Meeting, January 2021 Annual Meeting, and January 2021 Board Meeting Minutes, seconded by Bill Warner, all in favor, Minutes approved.

Officers reports;

1. President: None
2. Vice President: None
3. Treasurer's report: Financials were read for February of 2021

ACC Reports; None

Old Business:

1. Electrical repairs at South Entrance will be scheduled as soon as all parts and components are delivered to electrician.
2. Estimate for Cloverbend entrance light repairs was reviewed: Jutta motions to accept the estimate, seconded by Bill, all in favor, passed. Mgmt will schedule repairs asap.

New Business:

1. Approval of Mailing Inserts for Mass Mailing in April of 2021 (all owners and residents will receive a copy in the mail):
 - a. Parking Letter: Jutta Williams motions to accept Parking Rules insert for mailing, seconded by Bill, all in favor, insert for mailing approved.
 - b. Garage door ACC addition to Home Color Palette Book: Faux wood garage doors will be approved as long as homeowner submits for approval following ACC's strict conditions. Jutta motions to approve garage door insert for mailing, seconded by Mark H., all in favor, insert approved for mailing. Jutta W. makes another motion to add to this insert regarding garage door style addition that NO agreements/grandfathering-in that were made with the previous Manager, Ernie Willis of Teem Property Mgmt will be honored by the ACC or The Board of Directors unless this agreement is in writing, seconded by Bill W., all in favor, motion passed, and this info will be added to the garage door insert for April 2021 Mailing.

- c. Fences/Shrubs/hedges/Living walls: Fences, perimeter hedges, and living walls must be kept at a height of 6 feet and no fences, perimeter hedges, or living walls higher than 6 feet are permitted. Shrubs and hedges that are located in the front yard of the property must be kept maintained to a height of 3 to 4 feet. Any perimeter hedges along Congress Avenue, Meadows Boulevard, and Meadows Way may be maintained at a height of 8 feet, and this is permitted by the Board due to security concerns. Jutta W. motions to accept insert for mailing regarding shrubs/fences/living walls/hedges, seconded by Bill W., all in favor, insert for mailing approved.
 - d. Gate Codes: April 15th, 2021, the codes for the gates at both the North & South Pavilions will be changed. Please refer to the letter that will be mailed in April 2021 for the code for entry.
 - e. Pickleball Courts: We currently have no existing rules for the Pickleball Courts. Please refer to April 2021 mailing for complete Rules. The Board discussed the Rules, with owner input, they finalized said Rules and Jutta W. motions to accept them with Board and owner input, seconded by Bill W., all in favor, Rules for Pickelball courts are approved with corrections and will be included in April 2021 Mailing.
 - f.
2. Management Contract Renewal: Jutta W. makes a motion to renew the Management Contract with Elevated Property Management, LLC with a 10% increase, seconded by Mark H., all in favor, motion passed and Mgmt Contract will be renewed and signed by the Board with the increase.
 3. Irrigation Pump Repair: The sprinklers that are not working in the southern zones of The Meadows are in the process of being repaired. This repair is underway and should be complete in the next 2 weeks.

Bill Warner motions to adjourn, all in favor, meeting adjourned @ 7:41PM