

Dear Fellow Homeowner,

Our hearts go out to everyone who has been impacted by hurricane Ian. We have seen an inspiring amount of teamwork and resiliency, and we share in your motivation to fortify and beautify Phase III of Park Meadows to new glory. The board will be researching and deciding within the first quarter of 2023 which new, 200+ mph wind resistant metal mansard roof tile we would like everyone to switch to as they're able.

The 2022 Annual Meeting was Wednesday, September 14th, 7pm at the pool. To make quorum we need the proxy form or physical presence of at least 51% of the membership. With 26 people present and 31 proxies written and emailed, President, Dave Rousher confirmed a 55% quorum. At 7:10pm the meeting was called to order. Introductions of all in attendance were made.

The meeting began with the election of board members. Vice President, Nancy Rose led with our annual disclosure, which is that board members serve voluntarily and are exempt from quarterly maintenance fees during their time of service. After confirming the current board was willing to serve, the motion to reelect was made, seconded and passed by owners present.

Treasurer, Don Ciarelli provided copies of the budget and financial statement, an updated copy of which is enclosed. This year the board hired Henderson, Franklin, Starnes & Holt to review our Bylaws and to represent us in the pursuit of unpaid fees and liens. Our attorney was successful in a large foreclosure settlement and drafted the amendment to the Bylaws which was set for voting at this meeting.

In the newsletter dated January 17, 2022, owners were notified that **“Effective in 2022, it is the obligation of individual owners to secure hazard insurance** for their townhomes to supplement the Association’s policy. Our commercial insurance agent has advised that unit owners should be inquiring to their personal insurance agents about obtaining **HO3** policies, which are technically for ‘single family homes’. That would allow unit owners to individually pursue wind coverage on their structures, specifically the roofs if they so choose.” The board issued this advice because, although we were able to secure building insurance for 2022, it excluded wind coverage. In April of 2022, that last carrier who would insure our buildings dropped us due to so many deteriorated electrical junction boxes around the community.

The Declarations state that the individual homeowner is responsible for the maintenance, upkeep and repair of roofs, fences, and any utility attached to them, meaning they must keep these items in good condition, including flat top roof and mansard/shingle sides. The docs also state owners are required to work together with their neighbors to coordinate replacements when the time comes, keeping uniformity.

Regarding the board's obligation to provide building and peril insurance under the bylaws, our attorney informed us of a provision that directly applies to us called “impossibility of performance.” We were exposed to this eventual outcome in 1980 when the bylaws authors directed the board to provide insurance on each building, but then made the owners responsible to for maintenance of the buildings.

In effort to get carriers to provide our owners with building insurance in the future, the board voted to use the building insurance refund of \$25k to contract Hall Electric to replace all the rusted and hazardous electrical junction boxes in the community, around 84 total. The project is estimated to cost \$55k, or \$650 per unit, which is a 50% savings on what an individual owner would be quoted. Those who paid their share of the insurance this past February, their refund of \$244 will be applied to the cost of their new box, and they will only be assessed the balance. Owners who did not pay insurance will be assessed the full cost of their new box. Hall Electric anticipates they can begin the work by the end of this month, depending on FPL’s clearance. Power will have to be shut off during installation, and we expect Hall Electric to notify owners when their building will be affected.

The transfer of building and wind insurance procurement from the HOA to the individual homeowners was voted into action by the majority. Please find enclosed a certified, recorded copy of the amendment to our Bylaws, and file this with your original documents. This amendment should be kept with the Bylaws, kept with the home, and passed from seller to buyer. *Email Secretary, Amanda Lasher for a PDF.*

All present attendees were in favor of the board removing the second amendment from voting, which was the largely opposed ‘minimum 3-month lease agreements’ language. There have been disturbances made by short term guests that have upset some residents. If you are an owner who rents the unit for short terms, it is important that you consider the privacy and wellbeing of neighbors who live here full time. Keep a printed copy of the community rules posted in the unit, and insist your renters be respectful of them- or face a fine for non-compliance. *If you need a copy of the rules, email Amanda to request.*

Attendees at the annual meeting discussed dumpster areas, landscaping, lighting, and fees. Repairs to the damaged dumpster fences are underway. Some owners have requested the board to hire a janitorial service to come through twice a week to clean up after people. If residents did their part, that would not be necessary. Residents must be diligent in keeping dumpster areas tidy and the lids closed. If you have a bag that is too heavy, try splitting contents into smaller bags.

- Break your boxes down before putting them in the dumpster or bin
- Put your trash *inside* the container, and close the lid behind you.
- Construction debris is prohibited.
- Brush goes behind the dumpster fence
- Furniture or appliances go to the right of the fence

The board is currently bidding out the landscaping contract for 2023. As an owner, the grounds outside your fence are technically the property of the association, and our landscapers should be maintaining it. However, at your own expense, you are free to plant what you would like around your unit, and we will not object. We only ask you to carefully research your choices based on where you'll plant. Many courtyards and fences have been cracked or raised by spreading roots and limbs.

Lights in the community have been an ongoing concern for owners and the board. Some of the lamp wiring is deeply buried over long distances, making repairs difficult, and the bulbs require cleaning and replacement at times. We are seeking to hire someone for this kind of work, and we are considering solar alternatives to more quickly meet our lighting needs. Solar lights on your fence are permitted.

The bylaws refer to an optional 5th board member as an **Assistant Secretary**. We are pleased to announce that **Margaret Adams** has accepted this position! She will assist in bid collecting and project management so we can move forward more quickly with common area improvements. If you are a homeowner interested in being considered for **future open board positions**, please email your letter of interest and qualifications to serve to Nancy and Amanda so the board can begin the vetting process.

Maintenance fees have not increased since well before the thirteen years this current board has been working together. However, in light of inflation, and in order to get necessary improvements done to the pool area, dumpster fences, driveways, lighting, sidewalks and landscaping, the time has come to increase fees. The board voted not to exceed a \$25 per month increase per owner. We will also eliminate the annual insurance assessment.

Effective January 1, 2023, Maintenance fees are \$375 per quarter- due January 1st, April 1st, July 1st, and October 1st. We do not mail invoices, so please track these dates. All payments and correspondence get mailed to Parkwoods HOA Phase III at PO Box 61376. If you wish to comment on property matters, including to suggest new products or services, we will be glad to read and consider your letter at our monthly meeting.

As many of you are in the process of upkeep on your homes, we'd like to remind you that shingles and fences must be natural colored wood with clear coat. Mulch should also be natural wood color. Exterior unit paint should be latex flat and come from Sherwin Williams. It is a custom color without a name.

Show the Sherwin Williams attendant the following ratio:

CCE*COLORANT	0Z	32
R4-New Red	-	1
Y3-Deep Gold	-	43

The high unit sale this year was \$256,000, a nearly \$100k increase over the high unit sale as of last year's meeting. You may have noticed our pool deck has been painted, and the coping around the pool has been replaced. The overall look is sharp, and we appreciate Dave for coordinating that effort.

The last bit of good news is that the Lee County Solid Waste Department has just acknowledged our application to have Park Meadows Drive finally cleared of all hurricane debris. The removal trucks will be in our area beginning the week of December 7 and should be complete before Christmas!

***We believe in, and are encouraged by, the resilience of our neighbors and community.
Wishing you all a warm holiday season and a new year full of hope!***

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