

Meadows of Citrus County HOA, Inc

Minutes of the Annual Meeting on Wednesday February 19, 2025

President Douglas Beebe called the meeting to order at 7:05 pm. The only other Director present was Secretary/Treasurer Timothy Hearn. In addition, there were 7 other lots with one or more owners present. The Secretary presented the Affidavit for Proof of Service that all Homeowners had been mailed the election materials on January 22, 2025. From the number of ballot envelopes and expected total votes, it was established that there was at least 25% quorum and thus the meeting was in compliance with quorum requirements.

President Beebe's first opening remarks concerned all the feral cats in the community. Several owners presented their concerns and the frustration that Animal Control would monthly tell an owner from a phone inquiry that there were no available funds. Tammy Myers, the HOA community representative, and Bill Alexander, an owner, volunteered to determine when the next budget session would take place and to attend a Citrus County budget session to speak on the inadequacy of funds for feral cats. Additionally, Ron Cole, an owner, and Tammy volunteered to work on some signs for notifying the community about the need for participation with handling this problem. Finally, Ron Cole volunteered to pick up and rehouse any feral cat that is captured or trapped. Residents can contact Tammy Myers who will coordinate with Ron to pick up cats and return any traps.

President Beebe's next remarks concerned the problem with reoccurring speeding and failure to obey stop signs especially at 3 intersections, namely on Swan near Seagull, Swan at Pelican, and Robin at Sandpiper. President Beebe committed to visiting the Sheriff's Department and determining costs to periodically stage police to ticket and fine violators. The discussion also included the need to replace any missing stop signs and missing street name signs.

It was suggested that information about both the feral cat problem and speeding/failure to stop problems be highlighted in a flyer to accompany the 2025 Invoices.

Treasurer Hearn's comments included the following

1. Highlights of year 2024 expenditures which included a new sign at the main entrance, \$5400 spent on common ground maintenance, community picnic, other
2. Mentioned 2025 expenditures could include posting a small metal sign at the Blue Jay entrance with wording that the Meadows is a deed restricted community. Additionally, more maintenance on overgrown areas along the Grey Dove fencing, the pond area at Robin Lane, and an area between 2 sections of the Pelican Pond

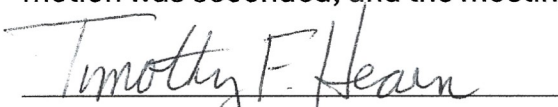
3. Presented balances as of 12-31-2024 for HOA accounts: Checking \$5,523, one CD maturing 3/06/2025 \$12,275, and one CD just renewed for 6 months at 3.93 % \$44,315
4. Mentioned future revenue sources from existing liens, as well as liens that might be placed after scheduled meeting with Attorney Robert Christensen on Feb 20, 2025
5. Presented 2025 Proposed Budget, there were no questions, Hearn motioned that there be a vote on the budget, motion was seconded, and the 2025 budget was unanimously approved by all owners in attendance. As adopted, the annual budget increased the 2025 yearly dues from \$92 to \$ 96.

Two owners agreed to count the ballots while Hearn provided the following comments:

1. The annual dues of less than \$100 per lot are so minimal compared to HOA's with annual dues of thousands of dollars per year. The recent boards have been excellent stewards of the HOA funds. However, there are delinquent owners, and it is unfair to allow such delinquency to continue. Fines letters were mailed on November 19, 2024, and those lots not paying or requesting a Fines Committee hearing will be discussed by the newly elected board during a scheduled meeting with Attorney Robert Christensen on February 20, 2025.
2. The Board would appreciate it if owners could get involved and help the Board of Directors keep the community looking maintained. A simple conversation with your neighbor could prevent many ongoing issues. The Board sees, learns, or hears about violations. Violations occur with owners as well as renters. All violations are recorded and addressed appropriately.
3. Secretary Hearn acknowledged and thanked those who serve on the various committees. Further, he asked for owners to consider participating in the HOA and to use their talents for the benefit of the HOA. Further, more nominees will be needed for the 2026 election

Ballot Results All three nominees received 51 or more votes and were thus elected. There were 3 write-in votes for one lot owner. Hence, the 2025 directors are Douglas Beebe, Joan Halverson, and Timothy Hearn

Adjournment. There being no further business, there was a motion to end the meeting, the motion was seconded, and the meeting was adjourned at 8:10 pm



Timothy F. Hearn Secretary

2-28-2025

Date