

MINUTES
Workshop

MEADOWS BOARD MEETING 07.17.19
BD. MEMBERS/GENERAL ATTENDANCE

July 17, 2019 / Meeting Start: 4:00 p.m.

Roll Call: OFFICERS/DIRS: Ron Masloff-Pres., Al Chansen-V. P., Rob Schwerdtfeger-Sec,
Becky Laden – Treas. DIRECTORS - *(Paul D. and Al L. on cell lines)

NOT PRESENT – Dir. Jimmy Giasullo

Becky: Treasurers Report	Operating account	186,654.74	
	Repair Account	76,172.11	
	Deferred Acct	229,977.32	TOTAL:\$495, 807.17

Rob:Read minute of meeting from June 10, 2019 – Accepted, after minimal adjustments.

Ron: Spoke on our new lawn company. They were advised that the common areas to be maintained must include all areas immediately surrounding all homes, other than the 3-5 feet granted use to homeowners.

Re. House Bill 1159 – It was passed and our interpretation is that we no longer have to get permits for ‘ALL’ issues regarding tree trimming, pruning, removal and issues. (See attached). It will, in extreme cases, require the recognition in writing from a Certified Arborous for the removal of certain plantings and or trees.

Fruit bearing trees and plants are not permitted and are being removed. Plantings outside of the three to five foot allowance are strictly subject to Board’s discretion to allow or to remove.

*As per our governing documents all plantings are subject to removal and may be done so when they are obstructing the passage of our maintenance vehicles as well as Lawn Company vehicles or at the discretion of the Board.

In General, a written notice will be sent out prior to removal. Or, a knock on the door may suffice.

Al L: When a H/O requests certain footage for walks and for patios it should include the total footage which will be used for cement as well as for plantings. For example: a ten foot extension from a home for a patio and bushes might be a total of six foot for the patio and four feet for the plantings. Not ten feet of patio with an additional four feet for plantings. (after 10 feet you’d be on common turf)

There is no planting outside the 3-5 feet outside your home without prior written permission.

Al C. As a matter of record, Al C. disputed/disagreed, with the rest of the Board’s standing that; H/O’s need not inform nor seek permission from the Board, for plantings within the three feet outside their home.

Ron: Enforcement of our illegal plantings policy, especially in regard to fruit plantings, has been quite lax in recent years and has gotten very out of hand. We are now trying to correct things.

Ron: There is a rodent problem in the clubhouse kitchen. I’d like the people who are in charge of the kitchen closet to clean it out and paint it. Possibly store items in sealable containers.

* * The entire board voted in agreement and we should move forward on this.

We have three bids, including our in house workers, to remove tree stumps by Cutters edge.

*Board voted 6-1 to Cutters Edge at \$1625.00 to do the removal. (Jim G. Rept’d to Rob-Not in agreement)

Paul: What happened with bill from Greener Image. Our attorney advised we just hold on to it. It’s a tactic that some company’s use when they are let go.

Becky: We still have to tend to the issue with two H/O’s not complying with the agreement with the Board to maintain the trees and other plantings behind their homes.

Ron: As far as the mango, Ben is aware and understands that we will take it down. Ben and Marty said they did more pruning to their backyard, I have not seen it. Rob – Your opinion....

Rob: I'm not convinced they complied with what they agreed to when The Board met with them. There is still 15 feet of excessive bushes jetting out, as well as several clusters (15 trees in a cluster) of Palm trees in a line coming out from one of the homes. There was no written permission for these plantings presented and even if there were, verbally or written, the plantings have certainly not been maintained. It's time for us to take action. (On June 17th 2019 Ben and Marty met with the Board and each signed an agreement to comply within 30 days).

Rob: We're on a campaign to rid the community of rodents and Iguanas attracting plnt'gs. We're making every effort to notify people before we take action. Some understand and some disagree. It's not personal. We're simply looking out for our community and trying to get back on track with what's permitted in The Meadows and correct what has been going on incorrectly, for a quite a while.

Al C: Thanked H/O's for their attendance. We need more participation, please encourage others to attend.

Al L: I have a concern with us allowing someone to move in with three cats. We should stick to our policy of no animals. Or, maybe change it and define how many we can have in the house.

Ron: A woman wanted to move in with three cats, her mother had died. I know there is a rule against it but I took it upon myself to allow her with the cats.

At the screening the two Board members present would not permit the screening to close due to the 'no cats' policy. The woman was very emotional and upset over this. I feel the two Board members owe the woman an apology.

H/O Until we change the rule to allow cats and/or dogs we should uphold the rules of our community.

Ron: That's only your opinion, it's a grey area. We should make exceptions.

I have no problem saying it. A rule's a rule. I over-ruled the rule, plain and simple.

Rob: The woman became upset because she was told 'okay' by one Board member, without notifying the other six Board members, and having a vote on it. I'm not against the animals, I'm against breaking a rule when my position is to uphold the rules, not change it at my discretion. There are six other Board members to consider. This is the reason the woman became upset.

Ron: She already moved in, are you going to go to her house and throw her out?!

Becky: I had the same situation and had to sacrifice my cats.

Paul: Ron, you could've saved a lot of trouble by asking the Board. Rob is totally correct. You should've asked the Board. Ron: Point taken.

Al L: Do we have to replace trees when one is removed? Ron, No, not according to House Bill 1159.

H/O: Did the woman with child move in? Ron: No - far as I know she made other arrangements.

H/O: Will grandfathered illegal plantings be allowed to remain? Ron: No-Not if illegal to begin with.

Ron: I believe our rules state 'FRUIT TREES/PLANTINGS ARE FORBIDDEN', as are ALL trees especially, without written permission.

Rob: Realtors must be more vigilant and instruct new homeowners to read and comply with our rules.

H/O: Are banana trees allowed?. NO-NO FRUIT TREES.

Lynn: The Board should make sure homes are in compliance with our rules before allowing a new homeowner to move in.

H/O: Are you going around making sure the homes being sold are in compliance?

Ron: Yes we are. Rob, and others have been doing so.

Ron: We would like to have another workshop, perhaps middle of August.

MEETNG ADJOURNED: 5:00 P.M.

*Respectfully Submitted,
Rob Schwerdtfeger, HOA Dir.
Recording Secretary 07/17/2019*