

MEADOWS COMMUNITY BOARD MEETING 09-09-2019.IV

MINUTES - COMMUNITY

September 09, 2019 7:00 P.M.

D.O.T presentation regarding input for the proposed S.W. 10th St. By-pass.

7:30 P.M.: Ron: Meeting called to order..... Pledge of allegiance recited.... BSO No Rept. Not present.

Roll Call - Present were: Pres.-Ron Masloff, V. Pres. Al Chansen, Secretary-Rob Schwerdtfeger, Treasurer-BeckyLaden (Dir's-Jim Giasullo, Al Levy, Paul Davies. By way of cell phone)

ALL BOARD MEMBERS PRESENT.

Rob: Read minutes, Highlights from July 17, Community then Workshop Meeting of September 4th.

Ron: Our lowest bid of \$1600. Was changed to \$2400. Due to size increase of replacement Tree.

Becky: Treasury report: As of Sept. 04 2019: Petty Cash: \$200.

Operating Acct, \$138,115. Repair and replacement \$72,293.

Deferred Maint.: \$107,487. C/D Deffered: \$250,000. **TOTAL:\$568,095.00**

There will be a Budget meeting this upcoming Monday at 4: p.m., presented by Lynn. Please attend.

Ron: Announced, *You are not entitled to speak at meetings, if not listed on the deed.

Overgrown trees and other foliage that's not maintained gives the appearance of an abandoned home. Please make sure you are maintaining what you asked to plant..

We may have some trouble with our tree insurance coverage. Will keep you informed.

We have three bids for the Clubhouse tree replacement. \$2400, \$3500, and \$5000. To avoid any hazard, Cutters Edge will do a tree removal only, for now, for \$800. In December they agreed to install a replacement for the balance of their \$3500. Bid. \$800. now and \$2700. ... If we decide to go with them.

All agreed and it must written into the contract prior to commencing.

Ron: Arch. Change: Lot #381, Replace garage door – OK,
#201: Remove screened from area in front. OK.

Al C.: It's clearly in our Governing Documents, The Meadows has full control of the area outside your front door and surrounding property. You are given a license to do certain plantings, etc. but upon written request only. It is totally up to the Board to allow, remove or deny a request, but you must submit a written request.

Our Fiduciary Duty as The Board of Directors is to look out for all resident's interests, and we strive to maintain our esthetics as well as the value of the entire community.

Rob: As to the replacement of dead or dying plantings it's not necessary for permission to replant the same thing.

Ron: Too many people are doing too many things without permission.

Committee Reports:

Bingo:..... Will begin tomorrow at 7:p.m.

Social and Travel Club:Carol We'll have a meeting next Monday at 2:p.m.

Bridge:... Need more players, this Thurs. &:p.m. – Library.

`Cathy Kutner, Screenings Report:... Up till Sept.11,19, ten homes sold.

*Prices ranged from \$205K up to \$273K. (see attached for more details)

Ron: We need more volunteers for the Nominating Committee.

Several New Homeowners were congratulated and welcomed to our Community.

The City has awarded The Meadows recognition as 'The Best Business in Deerfield Bch.'

We'll consider getting a Plaque.

H/O:Are we still considering additional cameras for the Community. Ron. We're looking into it.

Irene Kastner: Announced The Rotary Club and Masonic Temple are accepting cash and other donations and for the Bahama Hurricane Relief.

Ron: The Wedding party held for Terry and Vanessa last week was very successful.
Jerry Novikas was thanked for his contributions and general helpfulness.

OPEN TO FLOOR:

Ben Mordecai and Marty Minch read letters and expressed dissatisfaction with the Boards handling of the removal of their trees and plantings. They had issue with two or three individuals on the Board, whom these H/O's felt exceeded their authority. They expressed that the Boards actions were hypocritical and personally aimed at them. The h/o's also stated they felt they were forced to sign an unreasonable agreement and therefore did not comply with what was laid out for them to do..

Rob: After advising the H/O's to manage their plantings the H/O's requested to meet with the Board and did so on June 17,2019. An agreement was signed by all present and more that 30 days was given to them to comply. Six weeks later ,plus numerous months prior, many verbal advisements and numerous reminder letters addressing overgrown foliage and lack of maintenance were brought to the attention of the H/Os. Five of seven Board members were in agreement that the H/O's were in non-compliance. The Board proceeded with the removal of the plantings, as was told to the H/O's, would happen.

Rob: When voting these matters unanimous vote is not needed, decisions are made by a majority vote.

This matter, having been made a public issue to the general homeowner population by Ben and Marty, for their own judgment, a Board member produced photos depicting the physical conditions of the property to be viewed by the community.

Rob: This project was done fully within the approval and compliance of our documents to do so.

*NOTE Before requesting to plant something you must agree that you'll manage it and maintain it. If not The Board will step, which may become costly to you.

Ron: 'We always have it in writing!'

Al C.: Wrong, we don't always have it in writing!'

Rob: Ron, we had seven Board members in agreement, you and another Bd. Member changed your minds. We still had five board members in favor to proceed, which is what we did.

H/O: Are we responsible for plantings outside our 3-5 ft zone? Al C.: If you planted it, Yes!

Ron: If you have a work order, not responded to, come and see me, I'll straighten it out.

H/O: Questioned when the rules were made. How are changes made to them?

Ron: The Rule Book has been updated and many past changes are included.

H/O: Mangos, fruit & banana trees have been here a long time.Ron:We are removing fruit plantings.

H/O: A H/O Stated Board can not change the Covenants, but can change Rules and Regulations.

Al C.: Yes, Covenants need a majority vote of the entire community to be changed.

H/O: Can we have storage boxes on side on the house? Ron: Write it up, we'll check into

Rob: It's been made public, I'd like to post pictures of Ben & Marty's foliage issue they made public.

Ron: No objection to post.

Rob: Okay, it'll be on the Bulletin Board. Or upon request from the office.

*Ben/Marty: Attempted to continue to ventilate on the issue of improper tree/foliage removal.

Ron: You've already spoken on it, you can take up after the meeting.

H/O: Requested removal of diseased tree behind lot #59.

Ron: Possibly invasive, we'll look into it. Black olive trees and fruit plantings can be removed.

Meeting Adjourned: 8:45 p.m.

*Respectfully,
Rob Schwerdtfeger, Board of Directors
Recording Secretary, ... 09.09.2019*

Aug 15, 2019

Model - Meadowridge

Seller - The Citrona Estate

Buyer - Karen Jordan & Teresa Fisher

Address - 1755 SW 9th Ave

Price - \$205,000 Lot 381

Model - Timberleaf

Seller - Robert & Louise Field Estate

Buyer - Claudio & Tanes Keokowski

Address - 2368 SW 17th Dr

Price - \$226,250 Lot 10

Model - Sable

Seller - Daniel Lima

Buyer - Mary Anne Sommers Siddall

Address - 1791 SW 21st Way

Price - \$266,000 Lot 212

Model - Timberleaf

Seller - Paul Curtis

Buyer - Jorge Agnezka Kubiak Emondus

Address - 2129 SW 17th Dr

Price - \$226,000 Lot 207