

# Happy Holidays!

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Throughout 2012, your Board of Directors has been diligently working to rebuild our association, provide a safe environment for all of us in Three Meadows Phase III and protect our investment in our neighborhood. We recently had our annual meeting where we approved the budget for the coming year. New Board members were elected during the meeting as well, and include the following:

- Carol Pangle (our former Secretary) will now be serving as President
- Ian Cook will again serve as Vice President
- Andy Fernandez will be serving as Treasurer

We would like to thank Warren Weld for his tireless service over the last few years as Treasurer. Our Architectural Review Committee now consists of James Owens, Vinny Difranzo Jr., Jeremy Gonzalez and Richard Peters. Last but not least, Mark Thomasson will continue to administer our website. Thank you to all our volunteers!

The New Year will bring many improvements to our Home Owners Association (HOA). For several years now, Advanced Property Management (APM) has been assisting our Association with covenant enforcement. Over the course of this last year, we have been evaluating our current structure and our relationship with APM. As we are about to enter 2013, we have essentially been faced with four options for the direction our Association shall move forward with:

- ❖ Option 1: We revert to a system that has not been in place for several years now, whereby our Board handles all HOA business in its entirety.
- ❖ Option 2: We continue as we have the last several years, with APM managing our covenant enforcement only.
- ❖ Option 3: We hand the HOA over to be administered by the State of Florida. This option would incur a considerable expense, costing each homeowner between \$292 and \$327 annually compared to our current annual cost of \$140 each.
- ❖ Option 4: We discontinue our agreement with APM and partner with a full service company that will manage all aspects of our HOA business in its entirety; incurring a small increase in our annual dues of \$35 each.

Unfortunately, there isn't currently support in our community necessary to move forward with options 1 or 2. These options require homeowners to make the personal commitment to become involved in HOA responsibilities. Consequently, it was unanimously agreed upon at the annual meeting to move forward with option 4.

After reviewing several management packages, we decided to partner with ERA Showcase Properties. We are very excited about this new partnership and confident they will continue to improve our community in 2013. They will be handling not only the billing and processing of payments, but the notices and other administrative duties previously performed by HOA officers.

Homeowners should have recently received their annual assessment for 2013, which includes the additional \$35 costs previously mentioned. Please help us avoid future increases by keeping the HOA administrative costs down. Prompt payment of your dues not only avoids late penalties, but the costs associated with their collection.

We understand the frustration with getting a bill at this time of year. For this reason, we thought it would be appropriate to send out a short update on recent changes to your HOA. Remember, your involvement through participation or feedback is always appreciated and helps ensure that your interests are represented.

To keep our costs down, and give all homeowners access to the latest information, Mark Thomasson has developed and continues to maintain the Three Meadows Phase III website (<http://3meadows.spacecoast-florida.com>). This site is paid for and supported in its entirety by Mark to provide not only access to information of local interest, but also a forum for your use. You are encouraged to email him with articles or comments at: [newsletter@3meadows.spacecoast-florida.com](mailto:newsletter@3meadows.spacecoast-florida.com) . A suitable page can be developed for homeowner involvement if appropriate.

Please feel free to contact your HOA board representatives at the following email address: [hoa-board@3meadows.spacecoast-florida.com](mailto:hoa-board@3meadows.spacecoast-florida.com) .

*We'd like to wish you all Happy Holidays and a wonderful New Year!*



Sincerely,

Ian Cook, Vice President