

THREE MEADOWS PHASE III HOMEOWNERS ASSOCIATION, INC.
Board of Director Meeting

February 15, 2022

1. Call to Order & Board Quorum Established

The meeting was called to order at 6:03 p.m. at Space Coast Ice Plex, 720 Roy Wall Blvd, Rockledge, FL 32955. A quorum was established with the following Board Members present: Robert Nicholls, Vinny DiFranzo, Mike Pryor, and Gwennie Elliott. Representation from MRS Management did not show.

2. Approval of Meeting Minutes

Robert Nicholls made a motion to approve the minutes of the board meeting held January 19, 2022. Motion was seconded by Vinny DiFranzo. All in favor and motion carried.

3. Review Financial Statements

January Financials were reviewed. It was noted there is a discrepancy involving payment for some broken light replacement parts. MRS is showing they issued a check, but the vendor claims they have not yet received the check.

4. Architectural Review Committee Vacancy

A vacancy exists on the ARC and was discussed. According to our DC&R, the remaining committee members shall have full authority to designate a successor. Bill Stephenson volunteered to fill the vacancy. Robert will reach out to the remaining ARC members.

5. Review Unfiled DC&R Amendment

An inquiry was made regarding a DC&R amendment that was successful several years ago. MRS could not find any record of this amendment. Discussion ensued.

6. Wall Behind Shopping Center

Vinnie DiFranzo provided an update from his ongoing discussions with the City of Rockledge regarding the condition of the wall between the neighborhood and the shopping center at Murrell/Barnes.

7. Home Maintenance Complaints

Homeowner and member Andy Fernandez shared his view and offered some suggestions regarding current HOA rule violations. Discussion ensued.

8. Common Area Lawn Service Company

Mike Pryor noted he is unhappy with the quality of the current lawn service company and made a motion to return to the previous lawn service company, Dads N Daughters. They have agreed to service the common area at the same monthly cost as the current lawn service. Discussion ensued regarding a potential conflict of interest. A new motion was made by Mike to switch to Dads N Daughters under the condition Mike would provide monthly proof of payment for his personal lawn service, to be filed with Association Records, in order to alleviate any concern a conflict exists. Robert seconded. All in favor and motion carried.

9. Management Company Transition Update

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MRS decided last minute not to attend this meeting. Diane from Showcase was present to introduce herself, and to meet the board and homeowners present.

10. Bylaws Review Committee

Mark informed the board that the BRC was able to meet to review the proposed Bylaws changes. Mark provided a redlined copy of the draft bylaws to the board members present at the meeting.

11. Adjournment

Meeting was adjourned at 7:05 p.m.

Submitted by:
Robert Nicholls
Three Meadows Phase III Board President