

# THREE MEADOWS PHASE III HOMEOWNER'S ASSOCIATION, INC.

A Corporation Not-for-Profit

## BOARD OF DIRECTORS' MEETING

**TUESDAY, MARCH 15, 2022**

**Robert Nicholls – President**

**Mike Pryor – Secretary/Treasurer**

**Vinny DiFranzo – Vice President**

**Gwennie Elliot – Director**

**Ed Cleveland – Director**

### **1. Call to Order & Board Quorum Established**

The meeting was called to order at 6:04pm by Robert. Quorum was established with Robert Nicholls, Vinny DiFranzo, Mike Pryor, and Gwennie Elliot in attendance along with Diane Whittington, LCAM with Showcase Properties. Ed Cleveland was absent

### **2. Proof of Meeting Notice**

Meeting notice was posted in accordance with the bylaws of the Association and Florida Chapter 720 Homeowner's Act

### **3. Review & Approve February 15, 2022 BOD Meeting Minutes**

Robert made a motion to approve the minutes as written. Gwennie seconded the motion. **MSC**

### **4. Review & Approve Financial Reports**

#### **a. Broken light replacement**

- *Diane to check on the payment to 1 Landscaping as M.R.S. stated payments sent but not ever cashed*

### **5. Committee Reports**

#### **a. Bylaws Update Review Committee Changes**

Robert has rewritten them and the Board will be meeting with the Committee prior to presenting to owner's at next meeting

#### **b. ARC Committee Vacancy**

Vacancy has been filled by William "Bill" Stephenson. The Procedure will be as follows. Showcase will be responsible for receiving the ARC form and supporting documentation and then will forward to the ARC committee. Once all 3 committee members respond with their decisions. Showcase will then notify the owner in writing of their approval or denial. Copies will be kept in unit owner files. *\*Diane will have ARC form added to the website.*

### **6. Old Business**

#### **a. Status of Shopping Center Wall**

The complaints department at the city has not responded. Ed & Vinny will follow up for a status.

#### **b. Common Area**

##### **1. Fertilize grass**

Mike has previously fertilized the grass twice a year. It would take 2 bags each time at a cost of \$30 per bag; for a total of \$120 per year. Mike made a motion to approve the expense and he will handle the application. Vinny seconded the motion. **MSC**

##### **2. Pressure Wash Bricks along Murrell Rd**

*\*Diane to obtain 3 bids*

#### **c. Condition of Neighborhood**

Vinny has been in communication with the Post Office. They told him that the USPS is only concerned with safety matters that are reported by the mail carrier. He was also told it would be another 2

months before the missing parcel box is replaced or the stand removed. Diane recommended friending our postal carrier in hopes to gain favor for the maintenance of the boxes.

## **7. New Business**

### **a. Welcome Showcase – Status of Transition**

Diane reported that we are still in the process of going through the documents and thumb drive received. We anticipate a 30 day period to get up to speed with everything. Diane reported that she has not received any bills for the community. The Board states that they are never sent the bills. *\*Diane will pull the invoices from the last few months to determine vendors and reach out to them for any outstanding invoices as well as speaking with M.R.S. to see how they are handling them.*

### **b. Delinquent accounts – how does Board want to handle them.**

Diane was given a list of 26 owners who were behind in their dues. Showcase shows that 3 have since paid. *\* Diane will draft a letter for Board approval to mail to these individuals.*

## **8. Open Discussion**

### **a. Spring Clean Up Letter**

Diane drafted a letter which was approved by the Board to send to owners to encourage spring cleaning of their homes and lots.

### **b. Attorney**

At this time, the community is currently without an attorney. They will defer to who Showcase currently uses. If necessary, in the future they will hire another one at the appropriate time.

### **c. Board Meetings**

Currently Board meetings are the 3<sup>rd</sup> Tuesday of the month at 6pm at the Iceplex.

## **9. Adjournment**

With nothing further to discuss Robert made a motion to adjourn the meeting at 7:03pm. Vinny seconded the motion. **MSC**