

THREE MEADOWS PHASE III HOMEOWNER'S ASSOCIATION, INC.

A Corporation Not-for-Profit

NOTICE OF BOARD OF DIRECTORS' MEETING

TUESDAY MAY 10, 2022

Robert Nicholls – President

Mike Pryor – Secretary/Treasurer

Ed Cleveland - Director

Vinny DiFranzo – Vice President

Gwennie Elliot – Director

1. Call to Order & Board Quorum Established

The meeting was called to order at 6:02 pm by Robert. Quorum was established with Robert Nicholls, Vinny DiFranzo, Mike Pryor, Gwennie Elliot and Ed Cleveland in attendance along with Diane Whittington, LCAM with Showcase Properties.

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 March 15, 2022 BOD Meeting Minutes

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

4. Review & Approve March Financial Reports

Robert made a motion to approve the March financials. Ed seconded the motion. **MSC**

5. Establish Meeting Rules

Robert made a motion to set up the rules as follows: Whoever is presiding over the meeting must recognize and call on the member/owner for them to speak. The owner would then have 2 minutes to speak. Vinny seconded the motion **MSC**.

6. Bylaws Update Effort

Robert emailed the final draft to all members/owners today. This will be tabled for next meeting so that everyone has a chance to review the document.

7. Old Business

a. Status of Shopping Center Wall

We still have no answer from the city. Vinny will follow up with them.

b. Common Area

1. Lawn Care

a. Diane has advised that Showcase has not yet received current insurance from Dads N Daughters as what they sent had just expired. Due to this Robert would like them to stop mowing until we receive the documents. **Diane will reach out to them to resolve and notify no work until resolved.*

b. Fertilizer was put on hold as the price went up. Mike motioned to install a bush in the empty hole for \$215 + delivery and installation. Vinny seconded the motion. **MSC**

2. Power washing

Several quotes for power washing the common area landscaping bricks were received and reviewed. Mike made a motion to approve Jacobs for \$225.00. Rob seconded the motion. **MSC**

3. Condition of Neighborhood

Improvements have been seen by all board members. Ed and Vinny will try to clean all mailboxes.

4. Delinquent accounts

Diane reported that we went from 23 units being past due at time of turn over down to 10. Robert would like **Diane to verify current owners and make a quick call to them to try to resolve these accounts.*

8. New Business

Ed suggested a block party be held for the 4th of July. He, Gwen and Barb will work on organizing this.

9. Open Discussion

N/A

10. Adjournment

With nothing further to discuss Gwennie made a motion to adjourn the meeting at 7:08 pm. Robert seconded the motion. **MSC**