

THREE MEADOWS PHASE III HOMEOWNER'S ASSOCIATION, INC.

A Corporation Not-for-Profit

NOTICE OF BOARD OF DIRECTORS' MEETING

TUESDAY June 21st, 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 6:04pm 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 May 10, 2022 BOD Meeting Minutes

Robert made a motion to approve the minutes as written. Mike seconded the motion. **MSC** The Board has also asked that Diane forward the approved minutes via email to all.

4. Review & Approve April & May Financial Reports

May reports were not done prior to meeting. Robert made a motion to approve the March financials. Gwen seconded the motion. **MSC**

5. Old Business

a. Status of Shopping Center Wall

First we want to say thank you to Vinny for him spearheading this. He has spoken with Maddie with Code enforcement who states that Aldi/Cornerstone management has completed cleaning of their side and will meet with Vinny to determine how to go about doing our side. Anyone can attend that meeting, but he doesn't have a date yet.

b. Bylaws Update Effort

Robert made a motion to accept as is and present to owners. Vinny seconded the motion. **MSC**
**Diane to email owners and mail to those who have not elected for emails.*

c. Common Area

1. Planting of bush

The bush has been planted. There is now a stone knocked down at entrance and the Board will fix. Extension for lights has been done.

d. Condition of Neighborhood

1. Current policy on violations, is if Diane receives any complaints or sees something she is to forward to the board for them to make a decision on how to proceed.

2. Declarations of Covenants & Restrictions state that there is to be no overnight street parking. The law states a vehicle must be inoperable for 10 days and then will tow. Diane will call police with any vehicles that meet the towing criteria.

6. Delinquent Accounts

We are currently down to 6 accounts with 3 promises to pay.

7. New Business

a. FPL Damage

Damage was not as severe as initially thought ad they only broke 2 or 3 sprinkler heads which they have resolved.

8. Open Discussion

9. Adjournment

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