

Meadow Wood Farms Property Owners Association

General Meeting Minutes November 17, 2020

St. John's United Methodist Church CR 328 Ocala, Fl

Present were President Jim Thomas, Secretary Karen Reade, and Treasurer Lisa Yanes. Absent was Vice President Marilee McGinnis.

- I. President Thomas called the meeting to order at 7:00 p.m. He mentioned the Covid 19 Guidelines for the meeting, and written copies were provided. President Thomas led the Pledge of Allegiance, then welcomed new members Jason and Theresa from Count Fleet, and Lindy and Joe Kanoza from Lake View Drive West.
- II. A motion was made to approve the minutes from the September 15, 2020 meeting. It was seconded and the minutes were approved by unanimous vote.
- III. President's Report: President Thomas reported that it was a quiet two months, and he had nothing new to report.
- IV. Vice President's Report: President Thomas reported that Vice President McGinnis is working with Ian Reade to complete the signs for the front entrances.
- V. Secretary's Report: Secretary Reade reported that she has been picking up mail, depositing checks, and generally completing her duties as secretary.
- VI. Treasures' Report: Treasurer's Report: Lisa Yanes reported the opening bank balance was \$13,478.76 and ended with \$13,388.84. The complete report is on the website. To date we have 224 paid members.
- VII. Committee Reports:
 - a. Control Committee: Dale Kennedy has received no new complaints.
 - b. Activities Committee: Sandy Mollberg reported that she is stepping down from the chairmanship of Activites, and that Carolyn Camp is taking over. Carolyn reported that she has accepted the position as interim, and that the position is open to someone to replace her. Dave Kane reported that there were about 70 people at the

Veteran's Bar B Que, 33 paid, and 37 guests. He noted that the Jr. ROTC showed up for the flag ceremony without backing by the school advisers. Again, we are grateful and impressed by their assistance in our event. Dave listed the expenses and costs of the event, turning over a check for \$10.51 to the Association. Bob Coveney held a private raffle at the Bar B Que, raising \$125.00 donation for the USO. Dave also noted that he is turning over the organization of the Bar B Que for next year. Dorothy Henry reported that the next event is in three weeks. The Hot Rod and Horses Christmas Cavalcade will start at the park at 2:00 p.m. on December 12, and she requested that people be aware to keep the road open when parking to be spectators. The horses will gather on Saddle Drive, and the cars at the park. Hot Rod drivers can contact Paul Gregorzek at 706-889-3861. Carriage and horse drivers can contact Jim Thomas at 785-691-5886. Volunteers can contact Dorothy Henry at 352-817-7494.

No other committee chairs reported.

VIII. Unfinished Business:

- a. President Thomas discussed the changes to the By Laws that were posted for review, and asked for any changes or comments. Hearing none, he asked for a motion to change the By Laws as listed. Dale Kennedy made the motion, and it was seconded by Dave Kane. The motion was unanimously approved. President Thomas asked the Secretary to update the official copy, and to update the website.
- b. President Thomas reported that we have met with an attorney concerning the control committee item, and the Executive Board recommends moving forward with a formal letter from the attorney to advise the property owner of the Deed Restrictions in this case.

IX. New Business:

- a. President Thomas reported that Vice President McGinnis has received enquiries concerning labels for the cars, so that non-residents will be noticeable. In her absence, the matter was tabled for the next meeting.

- b. A representative of several households spoke about issues they are having with one property owner concerning animals and noise. They are just advising the Association that they are proceeding with complaints to the county.
 - c. Dorothy Henry brought up the destruction that SECO has done while trimming the trees. The ruts from the trucks are a hazard to walking on the edge of the road. President Thomas noted that there is number to call in the SECO newsletter each month.
- X. Recognizing Good in Meadow Wood Farms: Karen Reade commended Dave and Deb Kane for a great Bar B Que. Chris Banks commended her neighbors who helped them out when two trees fell on their house. Dave Kane thanked the Board for encouraging the activities in the neighborhood. President Thomas commented that the Board wanted to have the meetings more social, but the Pandemic has temporarily halted that. Lindy Kanoza thanked all the neighbors who have introduced themselves and made them feel welcome to the community.
- XI. Future Meetings:
Executive Board: December 8, January 12
General Meeting: January 19
- XII. 50/50 draw winner was Anna Crothers, who donated her winnings to the Association.
- XIII. The Meeting was adjourned.

President Jim Thomas

Secretary Karen Reade

Proposed change to MWFPOA Bylaws

Article V – Standing Committees

As current:

SECTION 2: The existing Standing Committees are as follows:

- Beautification and Park
- Directory and Telephone
- Membership
- Newsletter
- Party
- Recycling
- Refreshments
- Sunshine
- Vehicle Decals
- Welcome

SECTION 3: The Party Committee.

The Party Committee shall oversee the four authorized parties of the MWFPOA, which are:

- a. The Halloween Party
- b. The Holiday Party
- c. The Easter Party
- d. The Annual Picnic

Change to read:

SECTION 2:

a. The Executive Board shall create or dissolve Standing Committees as needed to meet the long-term needs of the Association. The Executive Board shall appoint chairpersons of said committees and approve the scope of committee responsibilities, functions, and funding.

b. ~~existing~~ Typical Standing Committees are as follows:

- Activities
- Beautification ~~and Park~~
- Directory ~~and Telephone~~
- Maintenance
- Membership
- Newsletter
- ~~Party~~
- ~~Recycling~~

- Refreshments
- Sunshine
- ~~Vehicle Decals~~
- Welcome

~~SECTION 3: The Party Activities Committee.~~

~~a. The Party Activities Committee shall oversee the four authorized parties of the MWFPOA, which are:~~

~~a. The Halloween Party~~

~~b. The Holiday Party~~

~~c. The Easter Party~~

~~d. The Annual Picnic~~

Rationale: Proposed language brings Bylaws into concert with how committees are operating presently. Proposed language also incorporates change of Party Committee name to Activities Committee as approved by Executive Board in July 2020. Proposed language eliminates specific number of committees and specific functions, thus allowing greater flexibility to meet the needs of the Association.