



**Meadow Walk Homeowners' Association  
Board of Directors Meeting  
Minutes  
September 10, 2024  
Fruitville Library**

**6:00 pm:** Nick Stine opened the meeting. Joe Stewart, Mary Lynn Endter, and Craig Rapihana were present, representing a quorum. Diane Treharne and two homeowners attended.

**MEETING MINUTES:** The minutes of the board meeting held on June 12, 2024, were unanimously approved.

**LANDSCAPING:** Diane reported that Peacock Landscaping may be doing things and not billing for them, and not doing things that we thought were in the contract. One issue is Niobe: Nick said that Niobe is the responsibility of the county. Craig suggested we ask the county to mow and weed whack Niobe twice a year. Peacock agreed to edge the corner property [lot 31] because it is the first impression seen upon entering Meadow Walk and it looks horrible. The homeowners need to be told they have to start doing it themselves. Peacock trimmed the palms along Palmer but not the six right at the entrance. We still have the issue of taking care of the island. Nick and Craig have been doing the Fox Tail palms, the grasses, and the weeding. Craig got estimates to take care of the island and the cheapest was \$129.00. Diane said there is money in the budget to take care of the island. Craig pointed out that the island will need new bark at least once a year and we need to budget for that.

**MAINTENANCE VIOLATIONS:** Diane handed out a "cheat sheet" which describes, in brief, owners responsibilities under the docs. The items in blue were newly added by Diane. Craig said that he has contacted three owners with potential violations and asking them to resolve the problems without penalties. We need to make a paper trail of these contacts and warnings before we issue violations. Craig sees many small things like not edging, not putting garbage cans away, leaving items in the front yard when not being used, or parking on the grass. The cheat sheet needs to be posted on the website and gotten into the hands of all owners.

Our docs prohibit over night parking on the streets. Some owners have several cars and need to park on the street. Mary Lynn and Joe pointed out that the streets are public and we don't control them. Diane noted that with street parking, emergency vehicles cannot get through, and further, that we can control parking via the docs. Mary Lynn will seek advice from our attorney about street parking.

The board adopted the cheat sheet as amended in blue ink. Each item on the sheet is straight from the governing docs and is merely informational.

**RAYMOND ROAD PROJECT:** This project is coming up for its first public hearing. With the flooding experienced after Tropical Storm Debby, it is very important that our HOA has a presence at the hearing to talk about the flooding. We had water on Meadow Breeze for the first time in memory. Raymond Road was totally flooded, as was Laurel Oaks and Shadow Oaks. The Audubon Society will be appearing at the first hearing but are saving their experts for the second public hearing. A strong HOA presence is needed.

**STREET PAVING:** We were on the county's timetable for repaving in 2021/22 and then COVID hit. Since then, we have been trying to get an idea when the repaving will be done. Several owners have contacted the county about their timetable and we are on the agenda for 2025/26. Craig offered to find out the name of the road contractor and try to persuade the contractor to get the work done sooner.

**ALLIGATORS.** We have recently learned that a board member, and not an owner, has to contact the county for gator removals. The gators need to be over 4 feet before they are removed. An owner can contact the board, and a board member will take the necessary action.

**STORM WATER CONCERNS:** Mary Lynn distributed an email from Gina Palanzi about her storm water concerns. Our sewer drains need to be kept clean, free of grass clippings and other waste. The county inspected the drains a few years ago and gave us a clean bill of health. The storm drains belong to the county and they need to be notified of problems.

**NEW HOA LAWS:** Diane explained that the governor recently signed legislation regulating the HOAs. The new law takes power away from the HOA. If one owner violates a provision and rejects the HOA's authority to govern it, then any subsequent owner can do the same thing and the HOA cannot stop it. The law is being challenged in the courts. In rewriting the docs, we can set parameters as to how things should be done. For example, a deck's parameters may forbid a railing, describe the materials to use, and camouflage the appearance with plantings.

**FRESH START WITH A CART:** Mary Lynn wanted this on the agenda so that it could be included in the minutes. The only issue is to make owners aware of the new collection company that will be providing new garbage cans.

**MISCELLANEOUS ITEMS.** One homeowner is having problems with a neighbor letting yard waste accumulate and then it clogs the owners drain when it blows over. That is not an issue the board can resolve. One homeowner expressed concern that our no solicitation sign does not keep solicitors out. We have all experienced this and it is frustrating.

**ADJOURNMENT:** Meeting adjourned 6:45 pm. The next meeting of the board will be at the annual membership meeting on December 3, 2024.