



**Minutes of Annual Meeting
December 12, 2018 @ 5:30PM
Fruitville Library - 100 Coburn Rd. Sarasota, FL, 34240**

NOTE: These minutes are preliminary until approved.

A total of 12 individuals representing a total of 9 lots were in attendance—insufficient for a members’ quorum. Gary Walsh—President, Rita Bennett, Diane Treharne—Treasurer, David Johnson—Secretary, and Mary Lynn Endter were in attendance for the board to make a board quorum.

Prior to the meeting, Derek Wagner, a representative from Crosscreek Environmental, Inc., made a presentation providing details of his analysis of the bank erosion, including photos showing approximately 4 feet of erosion. On the west pond, erosion is more severe in spots, despite mitigation efforts by various homeowners on their own properties. Additionally, he provided a report showing the results of his analysis, conducted in December, 2018, with a ranking of the trouble spots based upon severity. He recommends use of a “geotube” product going by the name, “Bank Erosion Stabilization Tube,” which the manufacturer says will last more than 15 years. Mr. Wagner said that Crosscreek Environmental has been installing it for twelve years and has never seen a single failure of the product. Various homeowners present asked questions of Mr. Wagner.

The meeting was called to order at 5:55pm by Gary Walsh

David read the minutes from the 2017 AGM. Diane moved to accept, Rita. Passed.

Diane read the financial report. We have \$17,000 in the bank, of which \$5,000 was intended for reserves. The plan is to move an additional \$5,000 into the reserves. Diane recommends moving an additional \$9,000.

Reserve balance is at \$51,000. We can move the portion designated as “deferred maintenance” anywhere we need to. The amount designated for “wall maintenance” should not be moved.

The pond maintenance is expected to cost approximately \$125,000, based upon current estimates. We can probably come up with about half of it from reserves. Diane’s recommendation is to authorize the movement of funds from “deferred maintenance” into “pond maintenance.” The remaining cost will need to come from homeowners.

After further discussion, a plan to initiate a special assessment of \$1,000 per lot and give everyone 8 months to pay it emerged.

Diane moved that we move the balance remaining in the operating account, David seconded. Carried on vote.

Diane moved that we assess \$1,000 per lot (excepting the “double lot” properties, which would only be assessed once) in order to cover the cost, payable in two equal installments due April 30, 2018 and September 30, 2018. Mary Lynn Endter seconded. After a voice vote, the motion carried.

Old Business: Plantings on the islands. The plantings continue to fail.

A question from a homeowner regarding the 2019 dues. Are we planning to raise them?

New Business:

There is a neighborhood workshop being conducted this evening regarding a plan to build homes on the Graceland Ranch property.

Twenty-seven thousand homes will be built on the east side of Artistry.

As an update on the Celery Fields, Gary Walsh continues to represent Meadow Walk as a member of the board of the Fresh Start initiative. The “quads” properties are for sale again. Mr. Gabbert and Mr. Weachter are apparently among the bidders.

A question from the floor regarding the pond: is there any value to getting the first half of the project done and seeing how it performs before proceeding with the second half?

Joe Stewart provided a request to be a candidate for Board of Directors. David Johnson agreed to serve another term. Sharon Stringer resigned earlier this year, but graciously agreed to continue to serve out her term.

Meeting was adjourned at 6:35PM.

MEADOW WALK HOMEOWNER'S ASSOCIATION, INC
2019 BOARD OF DIRECTORS ORGANIZATIONAL MEETING
MINUTES
December 12, 2018

Gary Walsh called the meeting to order at 6:39PM.

Board members were in attendance were G Walsh, D Treharne, R Bennett, J Stewart, M L Endter, and D Johnson.

A discussion was held regarding available positions, and the members were nominated for and accepted the following positions:

Gary Walsh, President
Joe Stewart, Vice President
Mary Lynn Endter, Secretary
Diane Treharne, Treasurer

David Johnson agreed to volunteer time to assist with database maintenance and email communications as needed. It was agreed that HOA members who have not agreed to receive official HOA communications via email, and instead insist on receiving them on paper, will be charged an additional \$25 per year.

Adjourned at 6:50PM