



**Meadow Walk Home Owners Association
Board of Directors Meeting Minutes
March 4, 2025
Fruitville Public Library**

6:00 pm: Nick Stine called the meeting to order. Joe Stewart, Andy Dilley, and Mary Lynn Endter were present, representing a quorum. Diane Treharne and three homeowners attended.

MEETING MINUTES: The minutes of the September 10, 2024, board meeting were unanimously approved.

RAYMOND RD PROJECT: Nick was happy to announce that the Raymond Rd [Smith Farm] proposal to build 122 homes across from the Celery Fields was defeated. Homeowner Peter Friedman spoke at the meeting in opposition. Nick provided a letter on behalf of the HOA, also in opposition. What might happen to that property now is unknown.

BUDGET: Financially, we are in good shape, with about \$50,000 on hand to meet our upcoming obligations. As of this writing, only one homeowner is late with dues and action is being taken to resolve that issue. Diane said that the liens on two delinquent homeowners can be renewed every five years. Our landscaping service has agreed to maintain the entrance island for an additional \$200.00.

MAINTENANCE VIOLATIONS: As has been mentioned in prior meetings, the board intends to take a more proactive approach to homeowners who do not comply with the governing documents. Our "cheat sheet" lists the problems the board sees regularly, such as unkempt lawns, parking on the grass, or trash cans left out long after the pick-up date. We will revise this sheet to include a brief explanation of the potential penalties for noncompliance. The board is already working to enforce violations but will be concentrating its efforts with stricter attention on and after April 7th. We will be creating a modifications committee of three non-board members to address and enforce violations of the docs. As of this writing, Nancy Woodrow and Nic Yoder have volunteered. If you have an interest, please let Nick know: nstiney@gmail.com.

POST HURRICANE DEBRIS: Those homes backing up to Raymond Rd may have sustained damage when the county mowed after the last hurricane, causing debris to fly into yards, through lanai screening, and onto roof tops. If this happened to you, you can make a claim to recover monetary damages from the county. Google "Sarasota County Risk Management" for more information.

PONDS: Properties that back up to a lake/pond, should keep a buffer of grass along the shore line. The purpose of the buffer is to reduce the run-off of impurities into the water and to prevent further erosion.

TRASH DAY: Our new garbage pick-up day, for both regular and recycling, has been moved to Friday. Google "Fresh Start with a Cart" to find all the information you need.

YARD SALE: The Meadow Walk neighborhood-wide yard sale will be on April 26, 2025.

MISCELLANEOUS: Please do not speed through the neighborhood. Be aware of children playing in the streets. Pot holes have been filled.

ADJOURNMENT: Meeting adjourned at 6:45 pm. The board will meet on June 4, a Wednesday, and September 9, a Tuesday, with the annual meeting on December 2, a Tuesday.