



# Minutes

April 20<sup>th</sup>, 2024 OakTrails IV&V of MeadowRidge  
HOA

Annual Board Elections Meeting

Location: Cypress Oaks Common Area

11:02am Call to order.

- Roll call Joel-present, Dan-present, Len-not present-medical leave, Jen arrived approx. 10:15am
- Announced agenda – asked for any late additions to the agenda. None.
- Report of officers and committees
  - Finance. Operating within budget set forth in Dec 2023 budgetary meeting. Approx 12 homes still owe 2024 dues. Joel to follow up with those homes after 2024 corporate filing is completed.
  - Violations. One vehicle violation has been sent out by the HOA in 2024. We know of one residential call to enforce the city no street parking ordinance. Reminder that residents can call the city to enforce this. A list of lawns to possibly receive violations has been started and will be reviewed with the new board for action.
    - 10:18am Traffic counters were placed on Kathy and Meadow Oaks for the week of Spring Break, and the week after. A city traffic engineer is reviewing the data to determine if the city will pay for and install traffic calming (speed bumps). Noted that even if the city does not install these, Residents and the HOA can ask the city for approval for HOA financed speed bumps.
  - ACC Requests. Noted several homes are not filing ACC requests. HOA to send out a community letter stating to residents what does and does not need approval.
- Business – old and new.
  - HOA software being suggested to assist. Examples
    - MaintainX – work order software. Approx. \$130/mo.
    - DoorLoop and Buildium. HOA management softwares. Entry levels from \$105 to \$180/mo. Mid-level approx. \$250/mo.
    - The current website could be removed to rely on HOA software homeowner portals. Or current website could forward to the homeowner portal. Mid-level prices include website support.
    - It would provide better communication and record keeping. Example is the software has mobile apps. A walk around the neighborhood could add pictures and notes.
    - Breakout meeting to be scheduled to review and demo.
  - 10:29am Common areas grading.
    - 3 quotes have been received. From \$2k to \$15k. The wide difference is due to the itemized tasks on each quote. The \$15k quote includes clearing of trees, brush, resodding.
    - Regrading of drains. Example: One drain would cost \$1500 - all seven would cost \$2000. This is because most of the cost is the loading/set up of equipment, not the number of drains.
    - We could itemize and complete the work in phases. The bare minimum for this year is to complete the regrading of the drains.
    - We do have an allotment in the 2024 budget of \$2400.
    - HOA and named residents are volunteering to cut and remove some of the dead palm trees.

- HOA with new board to have a breakout meeting to discuss phasing of the regrading project.
- 10:45am MeadowRidge Monument.
  - Damaged caused by car accident in December. Two quotes sent to the responsible party's insurance, State Farm.
  - State Farm states they are waiting on the final quotes from other claimants in the accident. Specifically, a vehicle that was involved in the accident.
- Elections.
  - Jen's last day – leaving the board. Joel to reelect. Len to reelect. HOA requires three board members, five are preferred. HOA to send out email for nominations today. HOA to hold door to door voting with an absentee ballot by email.
  - We have one volunteer as an emergency backup. Two plus volunteers to help with door-to-door voting.
- 11am Closing statements from homeowners.
  - Suggestion for updated sign at entrance. With a QR code to homeowner portal (or website).
  - Question – anything we can do about the entrance to MeadowRidge. The vegetation on the east side of the entrance is growing into the road. It needs edged and cleaned up. Looking into contacting the owner and the city for cleanup.
  - Suggested at some point we need to consider a management company. Investment companies are buying homes and not taking care of them. A management company has the experience to handle these, enforce our covenants, and ensure we have a good neighborhood and keep our property values.
  - Response to previous suggestion. We need to first review and revise our bylaws, so the management company has something concrete to work on.
  - Response. Reviewing and revising the bylaws is one of the first things a management company does. Modifying the documents to conform to current state legislation and best practices.
  - A negative with a management company is that they require a 3-to-5-year commitment.
  - 11:07am. Reminder, we need to complete corporate filing by May.
    - Thusly we need nominations for board by Monday and voting this coming week.
  - 11:10am. Grass and lawns. Suggestion that we revisit the standards for lawns. Stated that State legislation may overrule HOA by allowing native vegetation. HOA to investigate and revise if needed.
  - 11:19am. Noted that a management company could negotiate better with contractors (our grading project), lawn care, licensees.
- Joel to send out email for nominations. Door to door voting to take place this coming week. Corporate filing to take place at the end of this coming week. 2024 action plan to be reviewed by board after elections.
- 11:22am. Meeting adjourned.



# HOA Info

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**OakTrails IV&V of MeadowRidge HOA**

**P.O. Box 5507, Titusville, FL 32783**

**<https://oaktrailshoa.org>**

**[board@oaktrailshoa.org](mailto:board@oaktrailshoa.org)**

**Governing documents, including Covenants and Architectural Guidelines can be found on our website at [oaktrailshoa.org](https://oaktrailshoa.org).**

**If you have not paid 2024 dues yet, please access via**

**<https://square.link/u/UxcvHN4T>**

**or**

