

**Meadow Wood Farms Property Owner's Association  
Association Membership Meeting – July 18, 2013  
St. John's United Methodist Church CR 328, Ocala, FL**

Executive Board Members present: Elizabeth Waller, President, Dave Kane, Vice President, Dick Woodrome, Treasurer, Connie Story, Secretary.

- I. President Waller called the meeting to order at 7:01 pm. Introduction of any new MWFPOA members, present were Cristie & Dave Andreyka of 39 Lakeview Dr. W, a request for those who have not attended a meeting in a long time: no one. Next was the approval of the May 16th Assoc. mtg. minutes which were posted on the web. Motion by Warren Levin and seconded by Sandy Mollberg to accept, all in favor. Minutes stand.
- II. Executive Board report: Pres. Waller stated that the roads petitions were opened and counted on July 8th, a five hour count & recount of 319 ballots, that were carefully monitored and recorded. Results: 174 yes and 145 no. Attended by Dick Woodrome, Mike Hajjar, and Elizabeth Waller. Anyone is allowed by appointment to view the ballots and results per the county guidelines. No formal notification of results will be sent from county. Next steps, Jim Bain as official representative and point of contact as voted by MWFPOA, will be liaison with the County, for questions about the process and project progress via MWFroads email address and web page link. He will review FAQs, attend all county meetings that will have MWF roads in discussion. More information will be in the August Newsletter that can be delivered via a newspaper box or the MWF tube installed free per request. An explanation of Unity of Title was given which benefits residents that own adjacent lots. It requires a form that is filed with the Clerk of Courts & every effort will be made to let residents know when this needs to be done. For every Unity of Title that is approved, the assessment will go up slightly for everyone else. Pres. Waller was contacted with about 15 drainage issues in MWF that she submitted to Storm Water Mgmt. They will return to MWF to assess those issues. The wasps at Tim Tam and Lakeside were eradicated by Turner Pest Control hired by MWFPOA. A complaint was filed by a resident of 137<sup>th</sup> Terrace that MWF residents were speeding while using her roads to enter MWF. A survey for the Association's members was passed out for opinions of the workings of the Board/Association. Report will be made at September MWFPOA mtg.
- III. Vice President's Report: Dave Kane – Reported speeding go – cart driver had a close encounter with Lt. Dennis Joiner, resident/Marion C. Sheriff's Dept. That issue was taken care of. Speeding driver was also stopped by a Sheriff's office motorcycle officer. VP Kane met with Sheriff's Dept. Lt. Victor Jones, Dist Commander for our area. VP Kane posed question what could be done re speeding in MWF and an agreement was made for Sheriff's Dept. cars assigned to Citizens Patrol to cruise our neighborhood. Also, he will request AM & PM deputies to spend more time around MWF. Be prepared. Motorcycle officer that lives near will be asked to cover MWF more. Sheriff's office will need accumulated information that will narrow down peak times and areas or patterns where offenses occur and VP Kane will be that contact person for traffic related issues in MWF. Notice will be made via AOL, NL & web for our residents to enable them to contact Dave and report traffic incidents only. Officer Jones volunteered to attend MWF Board or Assoc. Mtgs.

- IV. Secretary's Report: Connie Story – Nothing to report.
- V. Treasurer's Report: Dick Woodrome – Income was \$10,855.00, Expenses \$792.00 for a net increase of \$10,073.00. Year to date: 2012 \$8504.00, 2013 \$10,073.00. Checkbook balance \$15,456.00. Two CD's \$8902.00. Sold out CERT address signs, proceeds from cookbook sales \$1920.00.
- VI. Committee Reports:
  - a. Control Committee: John Trinckes – Not present. No report
  - b. Beautification: No Chairperson currently.
  - c. Directory: Pam & Wayne Hebert – Wayne present, reported can expect new directory by next Assoc Mtg. If any information needs updating, please contact Wayne or Pam as soon as possible so changes can be made before it goes to print.
  - d. Membership: Chair – Dick Woodrome. 187 Members currently
  - e. Refreshment: BK Sawyer – BK's Susan G. Komen donations have put her in first place in her Chapter.
  - f. Newsletter: Jodie Gebhard – Not present, nothing new to report. Deadline for items in NL is the 20<sup>th</sup> of every month.
  - g. Party Committee: Connie Story – announced the 7<sup>th</sup> Annual Dancing Under the Stars in Friendship Park Saturday, September 28, 7:00 pm to 11:00 pm. Toni Kimball, formerly handled the children's parties for MWF, is looking for someone with children that would plan those parties. Contact Toni or Board for information.
  - h. Recycling: Emily Woolf – Not present. No report.
  - i. Sunshine Report: Sandy Mollberg – Sent five sympathy cards and five get well cards since last Association meeting.
  - j. Welcome Committee: Della Brock – Not present. Welcome baskets are available for new residents.
  - k. Maintenance Task Force: Dick Woodrome reported fence at second entrance has rotted and fallen down. Heavy brush needs to be removed and fence taken down. An estimate was provided by Gary Sonneberger for the take down of fence, brush removal and haul off for \$400.00. A motion was made to approve the \$400, motion was seconded, all in favor. Passed for approval of no more than \$400.
  - l. CERT report: Deni Buetow – Not present. Tina Ringfield made a motion that the Association give CERT a stipend of \$250.00 to cover supplies for up to 4 new CERT members for this year, and will be voted on after an assessment of need for stipend at the first meeting of the new fiscal year.
- VII. Old Business
  - a. Road Improvement Project Status Report: Jim Bain stated, as liaison between MWF & the County, he will do everything he can to distinguish fact from opinion and report to residents those facts. He will make available his email address and phone for contact on website, Newsletter, and AOL. It is going to take several months for the project to file through the various phases of the county process. Should all processes pass, the actual project would start sometime in the spring of 2014. Mr. Bain will attend all county meetings directly related to MWF and report results to residents along the way. He suggested to Myra Tedder the formation of "Partnering" whereas the positions respectfully are MWF as the "stakeholder" and the county as "owner". The numbers related to the project costs and assessment should be in by early spring 2014. Before the final decision by the Commission, there will be a public hearing for all homeowners to attend and discuss the roads issues before the Commission. These sequences of county meetings & events will be outlined on MWF website and updated in Newsletter.

- b. Newsletter Distribution Project Status: Dick Woodrome expressed the importance of communication within MWF and the value of the Newsletter as that vehicle. He noted that MWF tubes & posts can be requested and installed for any resident that wants to receive the Newsletter if they do not have an existing paper box or slot. Contact Dick. The MWF Newsletter is published and delivered free of charge to ANY MWF resident that wants it. NL will remain on the MWF website as well. Big thanks to our volunteers who make these deliveries.

**VIII. New Business**

- a. MWFPOA Goals for Current Year
  - 1. Sheet handed out of proposed goals for the coming year – welcome any comments or suggestions, contact any Board member.
  - 2. Dave Kane presented sample of a caution sign that would be placed at each MWF entrance. Cost would be \$300 total for the fabrication and placement of two signs. Asked for approval and a motion was made to accept the proposal to spend up to \$300. Motion was seconded – approved by all.
  - 3. Three projects that will be discussed: Litter Pick up Day, Manage Movie Night at the Park, formation of affinity groups. Direct comments & suggestions to Pres. Waller’s email address.

**IX. Upcoming Events:**

- a. Dancing Under the Stars – September 28 7:00 pm – 11:00 pm Friendship Park
- b. Executive Board Mtg. – August 8 & September 12
- c. Membership Mtg. – September 19 with Guest Speaker – Guest will be MWF resident Dave Ulloa, aka as the “shark whisperer” and his partner Dee Mc Henry will be talking about animal behavior, the surprising similarities between sharks and horses based on their underwater work around numerous shark species, and David’s long history of horse ownership utilizing natural horsemanship techniques.

- X. Drawings: 50/50 Drawing – Unavailable at this meeting  
It Pays To Come To The Meetings: Names drawn were Carl & Angela Hall – not present, \$25 will be added to the pot for next Association meeting.

Respectfully submitted

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Connie Story, Secretary

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Elizabeth Waller, President