

Meadowbrook Lakes View Phase IV

March 20th 2025 Meeting Minutes– 6:30pm

1. Call Meeting to order
2. Attendance
 - a. Marco and Victor on zoom
 - b. Ralph, John R, John X, John M, Alma, Charles, and Jay in the Club House
 - c. Gason out ill.
3. Review last meeting minutes from March 5th approved
4. Old Business
 - a. Budget
 - i. Vote taken to approve the budget
 1. All board members approved
 - a. Gaston assigned his vote to Ralph due to is absence.
 - ii. Do we have a motion to accept the budget for 2025?
 - iii. Do we have a second?
 - b. HOA Management
 - i. Self-Management vs Management Company – Board discussion
 1. Charles requested that owner have a chance to offer opinions.
 2. All Board members offered thoughts
 3. Next Steps
 - a. Need to have a committee to do the analysis.
 - i. Costs
 1. RFP (request for proposal)
 2. SOW (Statement of Work)
 - c. Committees
 - i. Fountain Committee
 1. In the process of receiving proposals for each option
 - ii. Building Painting Committee
 1. Need to have volunteers to review the proposals
 2. Below is a preliminary summary

| Company | Date | Bid | Notes |
|--------------------|------------|------------|-------------------------------------|
| Dolmens | 11/12/2024 | \$ 325,000 | |
| EmpireWorks | 9/24/2024 | \$962,485 | |
| PD Painting | 3/1/2025 | \$ 270,000 | |
| SBD Painting | 11/20/2025 | \$ 232,500 | doesn't not include the club house. |
| SBD Painting | 3/1/2025 | \$ 220,000 | Club house included at no charge |
| Structurally Sound | 11/20/2024 | \$ 302,325 | |

5. New Business

- a. Tabled until the next meeting
 - i. We ran out of time.

6. Reviewed the great work that some of our owners are doing to improve the community.

- a. Replace elevator lights in building E.
- b. Trim vegetation to make a stop sign visible when leaving the community.
- c. Moving signage to locations that make them more visible
- d. Pulling an existing fountain (pump & motor).
 - i. Then taking them to a local repair shop to see if they could be repaired or source replacements.

7. Reviewed the Vandalism of the communication system with the Elevator in building E.

- a. Disabled the phone in the elevator from working
 - i. Safety issue if someone is caught in the elevator
 - ii. Beeping noise which no one wants.
- b. Cable cut in the electrical room on the second floor.

8. Motion to end the meeting

- a. Second

9. Next Meeting

- a. **Tuesday April 8th, 2025 @ 6:30pm**

Meadowbrook Lake View Board Meeting March 20, 2025

Time: Mar 20, 2025 06:30 PM Eastern Time (US and Canada)

<https://us06web.zoom.us/j/8144140767?pwd=HPbHybhHbDa79XQpKlfsXxzIqhByeV.1&omn=86511167722>

Meeting ID: 814 414 0767

Passcode: MVL135

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