



Read Below Regarding  
Pool Closure

## Newsletter

**Hello neighbors! We promised updates from the board at our Annual Meeting. Please let us know if you have any comments, questions, or topics we should be considering. While the entire community meets only once a year for the annual meeting, you are always welcome to attend our monthly board meetings. Just give us a heads up a few days before and we will add you to the agenda.**

**This is our first newsletter. We hope over time to make it a useful communication tool, outlining dates, social events, and other community updates. Your suggestions and ideas are welcome. Please send them to Dana Tripodi by email or call her at the number below.**

### **2022 Board of Directors**

Name	Board Title	Email	Community Address	Telephone Number
Ken Ludwig	President	baronludwig1@gmail.com	3007 Rosemead	901-229-3407
David Cohen	Vice President	dacdac3027@gmail.com	3027 Rosemead	703-732-1534
Yves Prechac	Treasurer	yjprechac@me.com	4764 Ringwood Meadow	703-622-7532
Dana Tripodi	Secretary	danamarietripodi@gmail.com	3020 Rosemead	813-210-0013

### **New Neighbors in 2022!**

Peter and Zoe Bradley, 2928 Heather Bow

Allan and Ann Mitchell, 4752 Ringwood Meadow

### **Board Meetings (all meetings at 3020 Rosemead, 9 am):**

December 1, 2022

January 12, 2023

February 9, 2023

Annual Meeting, March 2023 – additional details available in February

### **Social Events -**

We would like to have a holiday celebration at the pool. Details will be sent in late November as soon as we are able to determine when the work at the pool will be completed.



Volunteers are needed for this and other events. Please call Dana Tripodi, 813-210-0013 if you wish to volunteer.

### **Capital Projects**

We reviewed several bids for resurfacing the pool and refreshing the surrounding deck. The board voted to move forward with Signet Pools and Dolby Decking. Contracts have been signed, and work will begin on or about November 18th. We estimate that the pool will be closed for 3 - 4 weeks in total. Signs will be posted at the pool.

You can expect to see new interior surfacing, new interior tile, repaired and resurfaced beams and a decorative concrete treatment to the deck around the pool.

Projected cost, \$32,000.

### **Contract Review**

Contract reviews are underway. Our goal is to ensure the best value for our money.

**Insurance:** Our general liability contract has been reviewed, the board plans to meet with our agent when we are closer to renewal date. We will ensure our insurance is both adequate and competitively priced. Currently, \$2,100/year.

**Accounting Services:** We met with Cavanaugh and Co. in June. Their standard processes and procedures have been reviewed and documented. Cavanaugh provides basic accounting services such as Accounts Payable, Accounts Receivables/Billing and General Ledger support which includes statutory/mandatory filings and quarterly financial statements. The board is comfortable with the scope of work, quality, and responsiveness. Currently, \$4,600/year.

**Landscape Services:** Board members are working to define the scope of what we need and ensure it is incorporated into the 2023 contract. Currently, we have an agreement with Fields of Gold. The board intends



to speak with other service providers to compare and ensure we are getting consistent service at the best price. Currently, \$42,000/year.

**Legal Support:** The association has been supported by Becker for many years. The firm is very familiar with the Meadows' associations and provides legal support as needed to several of the associations. Becker keeps us up to date on changes to the law that impact what and how we do things. We will continue this relationship. This retainer is currently, \$125/year.

**Trees/Palms:** The association will no longer contract and pay for palm or tree trimming. Each homeowner is responsible for attending the trees and palms on their property. The only exception to this is the remaining Queen Palms. The association will pay \$50 to homeowners for removing Queen Palms (\$50/palm). Please contact Yves Prechac for more details.

**Cable:** We are currently locked into the current Comcast/Xfinity contract until 2025. Many of you have expressed an interest in investigating alternatives. The board agrees that alternatives should be reviewed. While this has been pushed out, it has been calendarized, so it doesn't fall off the radar. The board will send a survey to all homeowners before having any discussions with other providers. Currently, \$34,000/year.

### **Communication**

We would love to send all communications through email (newsletters, changes to board meeting dates, social events, and other news) but we are still struggling with securing consent from some of our homeowners. On May 15, a communication was sent asking for confirmation (YES or STOP). Sadly, there were few replies, but we have been reaching out. We hope to have 100% soon.

We are developing a "New Neighbor" package. This will be both a welcome and introduction to living in Muirfield Heath. Ideas and



suggestions are welcome. Feel free to send them on to any board member.

During the Annual Meeting we discussed leveraging the Muirfield Heath website. While there are reference materials on the site, we are currently reviewing our options for posting news and updates. We would welcome anyone with related technical experience to the team.

### **Architectural Review Forms**

These are required by Muirfield Heath and MCA for most projects such as paint, landscaping, tree removal, and other material changes to your property. Forms should be submitted to Ken Ludwig. He will help you obtain approvals needed from both organizations. The forms can be found on our website.

**<https://muirfieldheath.com/muirfield-heath-detail>**

### **Hurricane Season Does Not End Until November 30th**

Sarasota County Disaster Planning Guides are available at the MCA office.

If you have special needs, you must register with the county in advance.