

**NOTICE
BOARD OF DIRECTORS
ZOOM MEETING
MEADOW RUN HOMEOWNER'S ASSOCIATION, INC.
THURSDAY, DECEMBER 17, 2020
At the Office of Keys-Caldwell, Inc.
6:00 P. M.
AGENDA**

1. Call to Order.
2. Proof of Notice of Meeting and Establish Quorum.
3. Reading and Approval of Minutes of Last Board Meeting: November 19, 2020.
4. Resignations and Appointments.
5. Reports of Officers.
 - a. President.
 - b. Vice President.
 - c. Treasurer.
 1. Aging and Collections.
 - d. Secretary.
6. Committee reports.
 - a. Lakes.
 - b. ARC Requests.
 - c. Master Association Report.
 - d. Compliance.
7. Unfinished Business.
 - a. Lakes/Walking Path.
8. Original Resolutions and New Business.
 - a. Approval of the 2021 Budget.
 - b. 2021 Annual Meeting.
 - c. Association Updates.
9. Owner Comments.
10. Adjournment. Next Meeting Date: January 21, 2021.

MINUTES OF THE ZOOM MEETING
BOARD OF DIRECTORS
MEADOW RUN HOMEOWNER'S ASSOCIATION, INC.
THURSDAY, DECEMBER 17, 2020
6:00 P. M.

Present: Pat Abde, (Via Zoom), President, Jaye Abde, (Via Zoom), Vice President, Eileen Chaladoff, (Via Zoom), Secretary, Vicki Adkins, (Via Zoom), Treasurer, (Via Zoom), and John Reisinger, Director, Jim Kraut for Management, and Owners in the Zoom audience. Absent: Glen Siwarski, and Glenn Swindler, Directors.

The Zoom meeting was called to order by the President, Pat Abde, at 6:02 P. M. at Keys-Caldwell, Inc. a quorum being present. Proof of Notice of Meeting was given, with Notice mailed to all owners at least 14 days in advance, with Agenda posted at least 48 hours in advance. All motions passed at this meeting were unanimously approved by all Directors present, unless otherwise noted.

Review Meeting Decorum: The President stated that this is a Board meeting but that all owners have the right to participate in the meeting and speak after raising their hand and being recognized by the Chair.

Reading and Approval of the Previous Minutes: Hearing no objection, the minutes of the meetings of November 19, 2020, was approved as presented.

Resignations and Appointments: None.

Reports of Officers.

- a. President - Pat Abde: 1). Thanks for bringing the palm trees for the monument sign. 2). The resealing work has been completed and looked good except that the Waste Management truck has leaked hydraulic fluid in numerous places. They have scrubbed the streets but it is uncertain if the stains will come out. 3). There will be four vacancies on the Board in 2021; John Reisinger has indicated that he will run.
- b. Vice President - Jaye Abde: 1). The sign has been washed, cleaned and painted so planting of the trees is next. 2). Jaye was thanked for her hard work.
- c. Treasurer - Vickie Adkins: The year-to-date numbers look good.

MOTION was made by Jaye Abde and seconded by Vicki Adkins to file a lien against Lot # 17, (3279 MRC), for delinquent payments and to move forward with foreclosure proceedings at the earliest opportunity.

MOTION PASSED.

- d. Secretary – Eileen Chaladoff: 1). The Ladies luncheon dates are posted on the website. 2). Thanks to all those who donated gifts for those seven families. 3). Eileen was thanked for her great work.

Committee Reports.

- a. Lakes - Pat Abde: No report.
- b. ARC Requests: None.

- c. Master Association Report – Pat Abde: 1). There has been a one dollar increase in the monthly East Village maintenance fees for 2021. 2). The irrigation system has been fixed without digging a new well.
- d. Compliance: MOTION was made by John Reisinger and seconded by Pat Abde to assess a fine of \$100 per day up to \$1,000 against Lot # 001, (3795 EVD), for noncompliance, effective on the first recorded date of the violation, October 26, 2020.

MOTION PASSED.

Management will inform the owner of Lot # 001, 3795 EVD), as well as the Compliance Committee of the date for the review of proposed fine.

Unfinished Business.

- a. Lakes/Walking Path: 1). The Hill Law Firm has presented a letter to the President regarding the disposition of the path. 2). The County may abandon the path altogether. 3). No action will be taken until after the President contacts the County Representative, Robert Pasquali, tomorrow to determine who has been cutting on Meadow Run property.

New Business.

- a. 2021 Budget: MOTION was made by Jaye Abde and seconded by Vicki Adkins to approve the proposed 2021 budget as mailed to all owners.

MOTION PASSED.

- b. 2021 Annual Meeting: The annual meeting will be held by Zoom so it is very important that all owners fill out and turn in their paperwork so that a quorum can be established, and the meeting can be conducted.
- c. Association Updates: None.

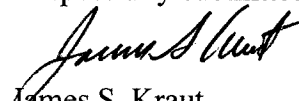
Owners Comments: None.

MOTION was made by Eileen Chaladoff and seconded by John Reisinger that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned at 6:42 P. M. The next meeting of the Board will be held on January 21, 2021, via Zoom, at 6:00 P. M., at the office of Keys-Caldwell.

Respectfully submitted,


James S. Kraut,
For the Secretary

MEADOW RUN HOMEOWNERS ASSOCIATION, INC.

Managed by KEYS-CALDWELL, INC. 1162 Indian Hills Blvd., Venice, FL 34293
Telephone: (941) 408-8293 Fax: (941) 408-8664 Email: office@keys-caldwell.com

December 3, 2020

RE: MEADOW RUN HOMEOWNERS ASSOCIATION, INC.
Proposed 2021 Budget

Dear Owner:

There will be a regular meeting of the Board of Directors of **Meadow Run Homeowners Association, Inc.**, to be held on **Thursday, December 17, 2020**, at **6:00 P. M.** via ZOOM – the Zoom meeting link will be posted on the Association's website calendar. At this meeting your Board of Directors will be considering and voting on the adoption of the 2021 Budget, a copy of which is enclosed.

Sincerely yours,

BOARD OF DIRECTORS

MEADOW RUN HOMEOWNERS ASSOCIATION, INC.

Enclosures

MEADOW RUN HOMEOWNERS ASSOCIATION, INC.

2020 ESTIMATED EXPENSES AND APPROVED BUDGET

AND PROPOSED BUDGET FOR THE PERIOD

January 1, 2021 - December 31, 2021

	BUDGET 2020	ESTIMATED 2020	APPROVED 2021
INCOME			
4000-00 Maintenance Fee	\$65,304	\$65,304	\$65,061
4120-00 Clubhouse Project Income	\$3,240	\$3,240	\$3,240
4250-00 Operating Interest	\$10	\$30	\$30
4280-00 Misc. Income	\$250	\$68	\$75
4300-00 Surplus Carry Forward	\$0	\$0	\$1,000
TOTAL	\$68,804	\$68,642	\$69,406
Reserve Income	\$9,145	\$9,145	\$13,084
TOTAL REVENUES	\$77,949	\$77,787	\$82,490
DISBURSEMENTS			
Administration			
5000-00 Master Association Fee	\$42,840	\$42,840	\$44,424
5010-00 Legal/Professional	\$5,000	\$5,000	\$5,000
5020-00 Management Contract	\$12,000	\$12,000	\$12,000
5010-00 Printing/Postage/Office Supplies	\$2,300	\$2,100	\$2,100
5200-00 Insurance Expense	\$3,950	\$3,754	\$4,103
5310-00 Licenses/Fees/Dues	\$62	\$62	\$62
SUBTOTAL	\$66,152	\$65,756	\$67,689
Grounds Maintenance			
6101-00 Lawn and Ground Supplies	\$1,000	\$1,000	\$1,000
SUBTOTAL	\$1,000	\$1,000	\$1,000
Utilities			
7200-00 Electric	\$300	\$215	\$250
SUBTOTAL	\$300	\$215	\$250
General Maintenance			
7900-00 Contingency	\$1,352	\$500	\$467
SUBTOTAL	\$1,352	\$500	\$467
TOTAL	\$68,804	\$67,471	\$69,406
Reserve	\$9,145	\$9,145	\$13,084
TOTAL DISBURSEMENTS	\$77,949	\$76,616	\$82,490
NET SURPLUS OR (DEFICIT)	\$0	\$1,171	\$0
		Quarterly 2020 fees for those who have paid the clubhouse fee lump sum (42)	Quarterly 2020 fees for those who have NOT paid the clubhouse fee lump sum (90)
	Maintenance	\$123.68	\$132.68
	Reserves	\$17.32	\$17.32
	TOTAL	\$141.00	\$150.00
		APPROVED 2021 QUARTERLY FEES FOR THOSE WHO HAVE PAID THE CLUBHOUSE FEE LUMP SUM (42)	APPROVED 2021 QUARTERLY FEES FOR THOSE WHO HAVE NOT PAID THE CLUBHOUSE FEE LUMP SUM (90)
2020 Operating Surplus of \$1,000 to 2021 Surplus Carry Forward.	Maintenance	\$123.22	\$132.22
	Reserves	\$24.78	\$24.78
	TOTAL	\$148.00	\$157.00

MEADOW RUN HOMEOWNERS ASSOCIATION, INC.

PROPOSED 2021 RESERVE CALCULATION
FOR PERIOD BEGINNING 1/1/21 AND ENDING 12/31/21
(BASED ON 132 UNITS)

	Estimated Life When New	Estimated Replacement Cost	Estimated Remaining Life	Estimated Balance as of 12/31/20	Additional Reserve Required	Annual Reserve Required	Quarterly Cost Per Unit
3105-00 General Reserve	20 yrs.	\$284,000.00	4	\$97,293	\$186,707	\$46,677	\$24.78
3300-00 PAVING	15 yrs.	\$95,000.00	5				
3415-00 PROPERTY IMPROVEMENT/ RESTORATION	20 yrs.	\$20,000.00	5				
3570-00 LAKES	5 yrs.	\$165,000.00	2				
TOTAL		\$284,000.00		\$97,293	\$186,707	\$46,677	\$24.78
2020 and prior years reserve interest to General Reserve							

EXPLANATION: The above calculations have been made from figures gathered over a wide variety of sources that include a number of assumptions that were deemed by the Board to be accurate to meet the requirements of the State of Florida. Useful lives and replacement costs figures are always subject to a wide difference of opinion. However, those chosen herein are believed to be a representative average as necessary to derive reserve allowances which can and should be adjusted each year to reflect changing costs and economic circumstances.

MDR MDR001
Angela M Burton Revocable Trust &
3195 East Village Drive
Venice, FL 34293

MDR MDR002
Rainer Schlomer
Schwerinstrasse 24, 45476 Mulheim An

MDR MDR003
Janet Reichard
3191 East Village Drive
Venice, FL 34293

MDR MDR004
John Wilkins & Constance Wilkins
3189 East Village Drive
Venice, FL 34293

MDR MDR005
Daniel Goyette & Theresa Goyette
12 Judge Looper Court
Travelers Rest, SC 29690

MDR MDR006
Robert Dougherty & Carol Dougherty
3185 East Village Drive
Venice, FL 34293

MDR MDR007
Carol Boisvert
3183 East Village Drive
Venice, FL 34293

MDR MDR008
CPG Properties LLC
1116 Riviera Street
Venice, FL 34285

MDR MDR009
Keith Myers & Linda Myers
3179 East Village Drive
Venice, FL 34293

MDR MDR010
Raymond Gagnon & Gail Gagnon
155 Anson Street
Chicopee, MA 01020

MDR MDR011
David Graf & Kim Graf
3200 Meadow Run Drive
Venice, FL 34293

MDR MDR012
Jeffery Stone & Nancy Stone
3202 Meadow Run Drive
Venice, FL 34293

MDR MDR013
Patrick Moriarty & Carolyn Moriarty
3204 Meadow Run Drive
Venice, FL 34293

MDR MDR014
Christine Morris & Vernon Morris
3208 Meadow Run Dr.
Venice, FL 34293

MDR MDR015
CPI/Amherst SFR Program Owner, LLC
5001 Plaza on the Lake
Ste. 200
Austin, TX 78746

MDR MDR016
Richard Anthony & Sharon Anthony
3216 Meadow Run Drive
Venice, FL 34293

MDR MDR017
Douglas Pierce & Paige Pierce
3279 Meadow Run Court
Venice, FL 34293

MDR MDR018
Charles Peterson & Carole Peterson
3281 Meadow Run Court
Venice, FL 34293

MDR MDR019
Frederick Gravius & Carol Gravius
3283 Meadow Run Court
Venice, FL 34293

MDR MDR020
Melissa Trust & Glen Siwarski
3284 Meadow Run Court
Venice, FL 34293

MDR MDR021
John Oddo
3282 Meadow Run Court
Venice, FL 34293

MDR MDR022
Lloyd Miller & Moira Miller
3280 Meadow Run Court
Venice, FL 34293

MDR MDR023
Rudolph Puchan (TTEE)
3220 Meadow Run Drive
Venice, FL 34293

MDR MDR024
Mary McMullen
2191 Knights Trail Road
Nokomis, FL 34275

MDR MDR025
Ronald Prough & Patsy Prough
3224 Meadow Run Drive
Venice, FL 34293

MDR MDR026
Gregory Forsthoefel & Jennifer
3287 Meadow Run Circle
Venice, FL 34293

MDR MDR027
Daniel and Bonnie Schley & John Hogan
3289 Meadow Run Circle
Venice, FL 34293

MDR MDR028
Janice Grinewsky
3291 Meadow Run Circle
Venice, FL 34293

MDR MDR029
Jules Wernick & Donna Wernick
3293 Meadow Run Circle
Venice, FL 34293

MDR MDR030
Brian Lemmons & Joanne Lemmons
3295 Meadow Run Circle
Venice, FL 34293

MDR MDR031
John Abraham & Lois Abraham
3297 Meadow Run Circle
Venice, FL 34293

MDR MDR032
Megan Redding
3299 Meadow Run Circle
Venice, FL 34293

MDR MDR033
Kevin McLaughlin & Cristina McLaughlin
3301 Meadow Run Circle
Venice, FL 34293

MDR MDR034
Gary Coleman (TTEE) & Lone Coleman
3303 Meadow Run Circle
Venice, FL 34293

MDR MDR035
Henry Roelofs & Janet Roelofs
3305 Meadow Run Circle
Venice, FL 34293

MDR MDR036
Joseph Zann & Marianne Zann
3307 Meadow Run Circle
Venice, FL 34293

MDR MDR037
Elizabeth A. Koller & Joseph H.
3309 Meadow Run Circle
Venice, FL 34293

MDR MDR038
Curtis W. Gaskell & Paula J. Gaskell
3311 Meadow Run Circle
Venice, FL 34293

MDR MDR039
Nancy Huntoon
3313 Meadow Run Circle
Venice, FL 34293

MDR MDR040
Lyle Mekkes & Susan Mekkes
3315 Meadow Run Circle
Venice, FL 34293

MDR MDR041
Dave Adkins & Vicki Adkins
3317 Meadow Run Circle
Venice, FL 34293

MDR MDR042
John Garrett & Mary Garrett
3319 Meadow Run Circle
Venice, FL 34293

MDR MDR043
Patricia E. Raymer & and Alice S. Clark,
3321 Meadow Run Circle
Venice, FL 34293

MDR MDR044
Robin San Lorenzo & Louis San Lorenzo
3323 Meadow Run Circle
Venice, FL 34293

MDR MDR045
Walter Tanaskovic & Claudia
144 Winter Street
Aliquippa, PA 15001

MDR MDR046
Brian Rittenhouse & Sally Rittenhouse
3336 Meadow Run Circle
Venice, FL 34293

MDR MDR047
Michael White & Ashley Chilton-White
3338 Meadow Run Terrace
Venice, FL 34293

MDR MDR048
Kathleen Angiolelli
15 Calabria Court
Westerly, RI 02891

MDR MDR049
Terrence Sullivan & Deanna Sullivan
3339 Meadow Run Terrace
Venice, FL 34293

MDR MDR050
Peter Thrall & Patricia Thrall
3337 Meadow Run Terrace
Venice, FL 34293

MDR MDR051
Jumanah Beck & Gary Beck
23 Conservation Trail
Belwood, ON, N0B 1J0,

MDR MDR052
Christopher Castellucio
3325 Meadow Run Circle
Venice, FL 34293

MDR MDR053
Donna Cavallaro
3327 Meadow Run Circle
Venice, FL 34293

MDR MDR054
Steven Chaladoff & Eileen Chaladoff
3252 Meadow Run Drive
Venice, FL 34293

MDR MDR055
James Beach
3254 Meadow Run Drive
Venice, FL 34293

MDR MDR056
Michael Schaetzer & Judith Schaetzer
3256 Meadow Run Drive
Venice, FL 34293

MDR MDR057
Dennis Gorman & Dolores Gorman
3258 Meadow Run Drive
Venice, FL 34293

MDR MDR058
Laine O'Fallon
3260 Meadow Run Drive
Venice, FL 34293

MDR MDR059
Rebecca Oliver & Michael Oliver
3262 Meadow Run Drive
Venice, FL 34293

MDR MDR060
Frederic Breitwieser & Doris Breitwieser
3264 Meadow Run Drive
Venice, FL 34293

MDR MDR061
Andrew Voikos & Dianne Voikos
289 Salt Rock Road
Wareham, MA 02560

MDR MDR062
Karen Breitwiser
3268 Meadow Run Drive
Venice, FL 34293

MDR MDR063
Michael Fedorka & Deborah Fedorka
5851 Dawn Ridge Drive
Troy, MI 48098

MDR MDR064
Ligia Goodell
3272 Meadow Run Drive
Venice, FL 34293

MDR MDR065
Gregory Reams & Carole Reams
3274 Meadow Run Drive
Venice, FL 34293

MDR MDR066
Rebecca Hartzell
3276 Meadow Run Drive
Venice, FL 34293

MDR MDR067
Miltina Group LLC
3714 Miguel Ln
Sarasota, FL 34232

MDR MDR068
Michael Harvey & Toni Peraza
3273 Meadow Run Drive
Venice, FL 34293

MDR MDR069
Edward A. Gaub & Janet
3271 Meadow Run Drive
Venice, FL 34293

MDR MDR070
John Reisinger & Leslie Shear-Reisinger
3269 Meadow Run Drive
Venice, FL 34293

MDR MDR071
James Sullivan & Lynne Pulitano
3267 Meadow Run Drive
Venice, FL 34293

MDR MDR072
Frank Zarzutski
3265 Meadow Run Drive
Venice, FL 34293

MDR MDR073
Family 1st Enterprises LLC & Attn:
309 Riverside Drive
Huron, OH 44839

MDR MDR074
Paul Myer (TTEE)
15 Game Farm Road
Maple Plain, MN 55359

MDR MDR075
Gary Coggins & Dawn Coggins
649 Well Drive
New Freedom, PA 17349

MDR MDR076
Charles Arbogast & Laura Knusten
3257 Meadow Run Drive
Venice, FL 34293

MDR MDR077
Richard Turgeon & Patricia Turgeon
3255 Meadow Run Drive
Venice, FL 34293

MDR MDR078
Janet Burns
3253 Meadow Run Drive
Venice, FL 34293

MDR MDR079
Robert Gouge
PO Box 1845
Venice, FL 34284

MDR MDR080
Uless Evans & Stacy Evans
3249 Meadow Run Drive
Venice, FL 34293

MDR MDR081
Charles Yoder (TTEE)
3247 Meadow Run Drive
Venice, FL 34293

MDR MDR082
David Lagana & Terri Lagana
3245 Meadow Run Drive
Venice, FL 34293

MDR MDR083
William Peach & Shirley Peach
3243 Meadow Run Drive
Venice, FL 34293

MDR MDR084
Ralph Taylor (TTEE) & Karen Taylor
3241 Meadow Run Drive
Venice, FL 34293

MDR MDR085
C/O William Keller
16911 Ohara Drive
Port Charlotte, FL 33948

MDR MDR086
James Abde
3237 Meadow Run Drive
Venice, FL 34293

MDR MDR087
Henry Scully
3235 Meadow Run Drive
Venice, FL 34293

MDR MDR088
Murray Swindler
3233 Meadow Run Drive
Venice, FL 34293

MDR MDR089
Joshua Stark
3231 Meadow Run Drive
Venice, FL 34293

MDR MDR090
Gregory Garner & Patricia Garner
PO Box 332
Monticello, FL 32345

MDR MDR091
Harold Grieder & Jean Grieder
3227 Meadow Run Drive
Venice, FL 34293

MDR MDR092
William Natale & Jeanette Natale
3225 Meadow Run Drive
Venice, FL 34293

MDR MDR093
Richard Schoff & Sandra Schoff
3223 Meadow Run Drive
Venice, FL 34293

MDR MDR094
Geneva Dickerson
3221 Meadow Run Drive
Venice, FL 34293

MDR MDR095
Mary Gaskell
3219 Meadow Run Drive
Venice, FL 34293

MDR MDR096
William Long & Marilyn Long
650 Columbus Avenue
Lebanon, OH 45036

MDR MDR097
Robert Keating JR
3215 Meadow Run Drive
Venice, FL 34293

MDR MDR098
Robert Elliott & Leona Elliott
3213 Meadow Run Drive
Venice, FL 34293

MDR MDR099
Ronald Taillon & Margaret Taillon
3478 Vinehaven Trail, Vineland, ON,
,

MDR MDR100
Raymond Lapalme & Simone Lapalme
3209 Meadow Run Drive
Venice, FL 34293

MDR MDR101
Ronald Hoza
3207 Meadow Run Drive
Venice, FL 34293

MDR MDR102
William Wojnarowski
3205 Meadow Run Drive
Venice, FL 34293

MDR MDR103
Roy Dull
3203 Meadow Run Drive
Venice, FL 34293

MDR MDR104
George Berceli
3201 Meadow Run Drive
Venice, FL 34293

MDR MDR105
Peter Trippi & Bonny Trippi
3232 Meadow Run Drive
Venice, FL 34293

MDR MDR106
Dennis Bentley & Carol Bentley
3230 Meadow Run Drive
Venice, FL 34293

MDR MDR107
Thomas Russo & Cindy Russo
20 Frances Court
Cheshire, CT 06410

MDR MDR108
Wohlfeil Family Revocable Trust
3288 Meadow Run Circle
Venice, FL 34293

MDR MDR109
Alan Laskowski & Suzanne Laskowski
3290 Meadow Run Circle
Venice, FL 34293

MDR MDR110
Robert Rowe & Jennifer Rowe
3292 Meadow Run Circle
Venice, FL 34293

MDR MDR111
Stephen Wiener & Susan Wiener
3294 Meadow Run Circle
Venice, FL 34293

MDR MDR112
Carmen Lich
3296 Meadow Run Circle
Venice, FL 34293

MDR MDR113
Lauren Amorello & Gerald Smith Jr
3298 Meadow Run Circle
Venice, FL 34293

MDR MDR114
Kelli McMahon Harris & Iain Harris
3300 Meadow Run Circle
Venice, FL 34293

MDR MDR115
Wallace Adams & Michelle Adams
PO Box 754
Eastham, MA 02642

MDR MDR116
Jefferson Dunn-Rankin & Mary
3308 Meadow Run Circle
Venice, FL 34293

MDR MDR117
Genevieve Steffen Declaration of Trust
3310 Meadow Run Circle
Venice, FL 34293

MDR MDR118
Anthony Hill (TTEE) & Donna Hill
3312 Meadow Run Circle
Venice, FL 34293

MDR MDR119
James Wilcox & Kathleen Wilcox
3314 Meadow Run Circle
Venice, FL 34293

MDR MDR120
Douglas & Patricia Abde & Janeene
3316 Meadow Run Circle
Venice, FL 34293

MDR MDR121
Kenneth Baldwin & Cynthia Baldwin
3320 Meadow Run Circle
Venice, FL 34293

MDR MDR122
Randal Whitlock & Treva Whitlock
3324 Meadow Run Circle
Venice, FL 34293

MDR MDR123
Robert Morris (Co-TTEE) & Antoinette
3326 Meadow Run Circle
Venice, FL 34293

MDR MDR124
Kristen Hegarty
3328 Meadow Run Circle
Venice, FL 34293

MDR MDR125
Clyde Perkins & Loretta Perkins
3248 Meadow Run Drive
Venice, FL 34293

MDR MDR126
Michael Baranowicz
3246 Meadow Run Drive
Venice, FL 34293

MDR MDR127
Brandon McGrath
3244 Meadow Run Drive
Venice, FL 34293

MDR MDR128
Margaret Gawne (TTEE)
3242 Meadow Run Drive
Venice, FL 34293

MDR MDR129
Marie Vachon
3240 Meadow Run Drive
Venice, FL 34293

MDR MDR130
Victor Cortez & Danelle Cortez
3238 Meadow Run Drive
Venice, FL 34293

MDR MDR131
Philip R. Weaver & Melanie M. Weaver
3236 Meadow Run Drive
Venice, FL 34293

MDR MDR132
Roland Dupree & Paula Philpott
3234 Meadow Run Drive
Venice, FL 34293

KEYS-CALDWELL, INC.

AFFIDAVIT OF MAILING OF NOTICE TO UNIT OWNERS

**STATE OF FLORIDA
COUNTY OF SARASOTA**

The undersigned officer of the Condominium Association or Management Representative, whose name appears at the bottom of the affidavit, does swear and affirm that the notice of the meeting of the Association to be held December 17, 2020 , was mailed in accordance with the By-Laws of the Association in accordance with Florida Statutes and/or the unit owner or owners waived notice by mail and acknowledged receipt of said notice and that said notice was either mailed or delivered to each unit owner or owners at the address last furnished to the Association, as such address appears in the books for the Association.

Association: Meadow Run Homeowners Association, Inc.

By: 
James S. Kraut

SWORN to before me and subscribed in my presence the 2nd day of December, 2020 .


NOTARY PUBLIC

My Commission Expires:



JACALYN K WOOD
MY COMMISSION # GG 091846
EXPIRES: April 20, 2021
Bonded Thru Budget Notary Services