

Deerfield Meadows Homeowners Association, Inc



1941 Mayport Rd, Atlantic Beach, FL 32233 (904) 241- 8886

MINUTES: Board Meeting

Tuesday, February 4, 2025

St. Johns County SE Library, 6670 US-1, St. Augustine, FL 32086

Board Represented: Sandra Babylon, Lori Becker, Matthew Campbell, Erin Celii, and Kevin Pasternack.

Owners Represented: Allen and Mignon Anthony, Keenan Babylon, Peggy Barnes, Allen and Marilyn Bishop, Lou Celii, Karen Davis, Duane Gibbs, David and Karen Kirkwood, Stephanie McEnany, Jorge Santiago, Scot Scurlock, and Betty Roy.

Management Rep: Madison Frost, CAM

Visitor: Gordan Smith, Assistant Director – Engineering of St. Johns County Board of County Commissioners

🌴 Establish Quorum/Call to Order. A quorum of the Board was established. The meeting was called to order by at 6:03 p.m.

🌴 Road Closure. Gordan Smith shared information regarding road closures and invited everyone to join the county's meeting tomorrow at the library. There was discussion and Gordan provided contact information, an information packet, and a website link for additional information.

🌴 Minutes. Matt motioned to table the previous meeting minutes. Erin seconded the motion. All in favor.

🌴 Survey Results. Madison presented the feedback from the recent survey while Matt and Sandra tallied up the results. Conversations centered around respectful pet ownership, competitive bidding processing, erosion control, and community street light ownership. Madison is to reach out to FPL on why we pay for street lights if we are unclear who owns the streets.

🌴 Developer. Discussion about the need to contact the county regarding cracks in the road and why the developer never completed the promised one and a half inch seal on the roads. The community being developed behind Deerfield Meadows will be open, rural, one acre lots.

🌴 Open Forum. The streetlight in front of 67 Meadow Crossing Dr is reported to be out. Once the ownership of the lights is established, a homeowner requested more streetlights be installed.

🌴 Adjournment. Being no further business, the meeting was adjourned at 7:45 p.m.

Survey results are attached below.

	Priority			Comments	Total
	1	2	3		
1. Do nothing other than ensure ELIM is doing their job - paying invoices, collecting fees, managing contractors/vendors, etc	9	1	3		13



2. Revise and update covenants and bi-laws.	3	2	2	Strongly enforce revised covenants. The neighborhood is starting to look shabby and rundown.	7
3. Reduce expenditures if possible - key expenses are landscaping, property management service [ELIM], pond management and utilities	2	8	1	Add funds saved to reserve funds or reduce monthly HOA fees as determined by community vote	11
4. The current reserve funds are pooled in one single line item/account. Investigate the need to set up dedicated reserve funds - pond maintenance, present findings to community, and implement if approved by community	1	3	1		5
5. Other (Write in suggestion - example: set up a community website)	2	2	3	Community website. Update directory of residents - names and address. Like the add benches and picnic tables in the green area on Deerfield Meadows Circle. Add gated dog park. Get bids for 2 water fountains for both large ponds. Send out monthly financial statements, develop relationship with developer of Deerfield Estates to assure the least amount of disturbance to Meadows for the next 2 years or until the development is completely built out and all lots are sold. Need contact person on the board to reach out to directly with concerns. Do an analysis to determine if there is any "unaccounted for" monies to appease the current board president. Pull up curb by mailbox	7