

**MELWOOD OAKS HOMEOWNERS ASSOCIATION, INC. c/o Sunvast Properties, Inc., 321**

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www.melwoodoaks.com

Newsletter, Spring 2025

**Dear Residents:**

Happy Spring. It was an eventful year last year with respect to weather related incidents. The neighborhood is coming together and making progress on the cleanup. We truly express our gratitude for not too much damage with respect to what some other people in surrounding communities went through and in some respects are still going through. Let's hope this year is a calm season. For uplifting fun please check out our News Event Page on our Website!

At our annual meeting last year some residents expressed an interest in meeting more than 1 time per year. Per Florida regulations the following notifications will be posted:

- **Regular board meetings:** Require 48 hours' notice – will be posted on Melwood Oaks Website, and at the community pool bulletin board. Residents can join the meeting.
- **Annual meetings:** Require 14 days' notice – will be mailed to residents and posted on Melwood Oaks Website.

Per Florida regulations HOA board meetings for associations with more than 10 units must occur at least once every quarter, and at least four times a year, with an opportunity for members to ask questions at each of those meetings.

The Board has had one Regular Board Meeting so far this year Feb 13, 2025. Please see posted minutes on the Melwood Oaks Website.

Our Next Regular Board Meeting is scheduled for May 7<sup>th</sup> 6:00pm at Palm View First Baptist Church. 415 49<sup>th</sup> St. E. Palmetto FL 34221. Details including the agenda will be posted on the Website in accordance with the Regular Board Meeting notice outlined above.

Please note all board members have successfully taken the required class for Service on the Board as mandated by the State of Florida. Certificates of completion can be found on the Melwood Oaks Website.

It is encouraged that all residents know and follow our Basic Deed Restrictions and have attached them to this newsletter. They are also posted on Melwood Oaks Website. Our Declarations – Amendments are also posted on the Website.

**Architectural Approval** is required for exterior modifications or changes to the property that could affect the overall aesthetic or appearance of the community, such as new structures, landscaping, or paint colors. The form for completion can be found on our Melwood Oaks Website.

**The board is actively working on the following projects. More information at upcoming meetings.**

**1. Roof Quotes 2025:**

We are planning to replace the roofs on the following buildings later this year

302, 306, 310, 314, 318, 322

304, 308, 312

326, 330, 334, 338

4104, 4108, 4112, 4116 (8700sq ft)

4103, 4105, 4107, 4111 (8600 sq ft)

4119, 4123, 4131, 4127

**2. Road Work Quotes 2025**

Sincerely Board of Directors.

Susan Barker, Carla Lesar, Laurie Edwards, Melissa Anderson, Andy Variell  
And James Ro Sunvast