

THE VILLAS HOMEOWNERS ASSOCIATION
2019 Annual Meeting Minutes
10:00 A.M. March 16, 2019
at St. Stephen Lutheran Church

Board Members Present: Judy Arnette, Ann Douglas, Isabel Rush, Suzanne Harrell, Pat Lee

Manager Present: Kayla McKee, Executive Management Services

Sybil Griffiss, 193 NE
Nancy Titcher, 188 NE
Vickie Kyle, 195 NE
Melissa Peters, 190 NE
Elaine Connell, 177 NE
Holly Hinson, 184 NE
Jack and Isabel Rush, 187 NE
Helen Gressel, 196-C SE
Ann Douglas, 172 NE
Kristina Holmen-Mohr, 189 NE
Michael Little, 176 NE
Denny Alexander, 185 NE
Jill and Tim Norman, 194 NE
Kathy Carnley, 173 NE
Cynthia Paulson, 149-A SE
Pat Lee, 116-C SE
Suzanne Harrell, 148-B SE
Judy Arnette, 164-C SE

Quorum Established: Yes.

Meeting Called to Order: Meeting called to order by Judy Arnette, President, at 10:02 AM.

Introduction of Manager: President Arnette introduced Manager Kayla McKee. A motion was made and seconded for Kayla to act as chairman for the duration of the 2019 Annual Meeting. Motion passed unanimously.

Calling of the Roll and Certifying of Proxies: Suzanne Harrell and Isabel Rush recorded 19 members present and 33 proxies for a total of 52 HOA members.

Proof of Notice of Meeting or Waiver of Notice: Kayla McKee reported that there was no waiver of notice. She certified she mailed out 65 packages on February x, 2019. There was no notice that any packages were returned or not received.

President's Message: President Arnette provided a recap of the past year's activities. A great deal of wood rot repair was completed on both NE and SE streets. The pool house was re-roofed, and many trees were trimmed or removed as property protection during storms. NE homeowners approved a painting special assessment and work is scheduled to begin March 20. As a reminder, all HOs must receive prior approval before any addition is made to the exterior of their home. Additionally, any needed exterior repairs work must be submitted via the Association's website and the Board will arrange for the necessary work to be done. Repair work paid for by a homeowner without Board approval will not be reimbursed. The President's Message full report is attached.

Approval of 2018 Annual Meeting Minutes: Nancy Titcher offered a correction to the minutes deleting the reference to 188 being up for sale soon. With that correction, a motion was made to approve the minutes. The motion passed without objection.

Election of New Directors: There were no additional Board member nominations from the floor or proxies. A motion was made to close the nomination and approve the new Board members by acclamation. New Board members are Pat Lee, SE, and Nancy Titcher, NE for a 2-year term; and Judy Arnette, SE for a one-year term.

Old Business: *Should the reserves required by §720.303(6) Florida Statutes, be waived for the 2019 calendar year?* It was clarified that a "yes" vote means waiving fully funding the reserve for 2019; a "no" vote means fully funding the reserve. There were 46 "YES" votes from those present or by proxy. Thus, the motion passed to accept the vote to waive full funding of the reserve for 2019

Adjournment: There being no further business, the annual meeting was officially adjourned at 10:53 a.m.

The next HOA Board Meeting will be held on April 18, 2019 at 164C Villas Court SE beginning at 5:30 p.m.

President's Message

First, I wish to thank those of you who have come out today in support of our Association by attending this Annual Meeting. So, thank you! We have had another busy but productive year. We were finally able to pass a special assessment for the painting of the NE and work will begin soon. This is a huge undertaking and patience will be needed by all of us. I, again, remind you that the workers are here to get a specific job done and not here to stop and help you with somethings else. Please, do not disturb their work. If you have a problem with any of our workers, you are reminded that you are to call me or our manager, Kayla. This goes for all our vendors, not just the painters.

We have done a great deal of work on repairing wood rot throughout the Villas, both the NE and the SE streets. We also did a lot of work on our pool and the pool house, to include a new roof since it was not re-roofed when the roofs were last replaced. We have removed some trees and trimmed numerous other trees, in an effort, to protect our property during storms. We have worked on some erosion problems and continue our endeavors in this area. And then, there are the issues of being sure everyone complies with keeping things in their proper place, picking things up out of their yards, bagging garbage before throwing it away and so on. A lot of time is spent on this in order to be sure our community continues to be a beautiful place to live. So, please continue to assist us by doing your part. Your board of directors takes a proactive stance in all matters concerning our association and we address matters as quickly as possible.

During this past year we have lost several of our longtime residents and they and their knowledge of our association will be sorely missed. We have also added several new homeowners who are most welcome to our community and we look forward to them taking an active part in our association. It takes all of us to get the work of our association done, whatever that job may be.

It disheartens me that I must say this: but this board, our manager, nor our workers will tolerate abuse of any sort, verbal or otherwise. We have crews who have worked with us for years who go above and beyond the call of duty and they, as well as, your board and manager, deserve to be treated with respect. Again, I remind you, if you have a problem call me, and Kayla or I will handle it.

We hope you will get out and meet your neighbors and continue to enjoy living in our beautiful community. I thank you for coming and participating in our Annual Meeting today.