

The Villas Homeowners Association
2018 Annual Meeting Minutes
10:00 AM on March 17, 2018
at St. Stephen Lutheran Church

Board Members Present: Judy Arnette, Ann Douglas, Cynthia Paulson, Suzanne Harrell

Managers Present: Kayla McKee, Executive Management Services

Homeowners Present:

Judy Arnette	164C-SE
Suzanne Harrell	148B-SE
Ann Douglas	172-NE
Kristina Holmen-Mohr	189-NE
Nancy Titcher	188-NE
Holly Hinson	184-NE
Elaine Connell	177-NE
Isabel & Jack Rush	187-NE
Cynthia Paulson	149A-SE
Pat & Steve Dudas	175 NE
Helen Gressel	196C-SE
Glen Rushing	132C-SE

Quorum Established: Yes

Meeting called to order: Meeting called to order by Judy Arnette, President, at 10:00 AM.

Introduction of Manager: Judy introduced our new EMS manager, Kayla McKee, who in turn told us about herself and her management experience with EMS. A motion was made and seconded for Kayla to act as chairman for the duration of the 2018 Annual Meeting. Motion passed.

Calling of the Roll & Certifying of Proxies: Cynthia Paulson recorded 12 members present and 25 proxy assignments for a total of 37 HOA members.

Proof of Notice of Meeting or Waiver of Notice: Kayla McGee reported that there was no waiver of notice. She certified she mailed out 65 packages on February 27, 2018. There was no notice that any packages were returned or not received.

President's Message: Judy provided a recap of the past year's activities. The face of the Villas is changing from a strictly retirement community to a highly desirable section of the Midtown area bringing in younger homeowners and more rental units. She gave a summary of the many services our dues pay for. Praises were given to our vendors, Sadlers Lawn Care and Rick Calvert Construction for their continued outstanding service to the Villas community. The President's Message full report is attached.

Approval of 2017 Annual Meeting Minutes: Motion to approve the 2017 annual meeting minutes passed without objection.

Election of New Directors: Motion made to accept the ballots as presented. No objections to the candidates were voiced. No write-in nominations were brought forth. The quorum was established. Motion approved to accept the new officers: Elaine Connell, NE and Suzanne Harrell, SE for a two-year term; and Pat Lee, SE for a one-year term.

Old Business: *Should the reserves required by § 720.303(6) Florida Statutes, be waived for the 2018 calendar year?* It was clarified that a “yes” vote means waiving fully funding the reserve for 2018; a “no” vote means fully funding the reserve. There were 37 “YES” votes from those present or by proxy. Thus, motion passed to accept the vote to waive full funding of the reserve for 2018.

Repairs on the pool are being completed. The pool has been drained and acid washed, and in the process of being refilled. Manager will send a notice to all homeowners when the pool is officially reopened, anticipated by Wednesday.

Ann Douglas gave a short report on the NE wood rot repair project: 19 homes are now complete, 7 still need to be done. Since August 2015, a total of \$64,000 (ranging from \$1,000 to \$6,500 per unit) has been spent. An estimated amount of \$20,000 is needed to complete the remaining homes. A total of \$5,000 remains in the budget with an additional \$10,000 in the reserves available for wood rot repairs. Mention was made that units 186 and 188 NE will soon be listed for sale. Recommendation is to place these two homes in line for the next scheduled wood rot repairs. NE painting is scheduled to begin in 2019 by special assessment (amount not yet determined).

Ann then recognized and thanked the Social Committee for providing the meeting refreshments. She also thanked Cynthia for serving as board secretary and recognized Kristina Holmen-Mohr for her tenure as president during this past term.

Adjournment: There being no further new business, the annual meeting was officially adjourned at 10:30 a.m.

An informal discussion of HO concerns and related topics continued until the organizational meeting of the new board was subsequently called to order.

Respectfully submitted,
Cynthia D Paulson, Secretary

Attachments:
President’s Message - Attachment A

President's Message

May your blessings outnumber
The shamrocks that grow
And may trouble avoid you
Wherever you go.
An Irish Blessing

What a pleasure each of us have to be able to live in such a lovely community!
It takes each of us doing our part to maintain this loveliness. No one person, or even a few, can do this alone. Board members work tirelessly to see that each of you are able to enjoy living in the Villas. We need more of you to be willing to serve on the board of directors and on committees...we need to spread the wealth around!

The makeup of our community has begun to change over the past few years from an almost exclusive retirement community to one of many mixed ages and occupations. Once there was plenty of parking where now parking is at a premium. We ask that everyone show consideration for the rules of what is acceptable within our neighborhood. Common sense needs to be used by all of us in all matters...to include the bagging of garbage and picking up your dog's waste and disposing of cigarette butts in your own ashtray.

Everyone is welcome here but everyone must act responsibly.
We have continued to endeavor to maintain our buildings while being financially responsible with our budgets. We have made a number of improvements and are in the throes of more improvements in our pool at this time. The day-to-day handling of your requests, of contracts, insurance, and emergencies can become daunting at times. It's not always easy to get contractors out immediately to give us bids or opinions on what needs to be done to alleviate issues. But we do make every effort to be diligent and to respond in a timely fashion while making the wisest decisions possible at the time even though it may not always be convenient for each of you. Do not assume that nothing is being done if you don't see something happening immediately.

Unfortunately for our association, we lost some of our longtime residents who were extremely knowledgeable about our ways. It was a real blow to our board when a board member, Marie Strickland, passed away. Both she and Richard Kurt and their knowledge will continue to be sorely missed by us, as will Roy Strickland, who is now living in a retirement community.

We have another longtime resident, Mrs. Willie Bell, who turns 100 next month and what a joy she has been to us who have known her over the years and enjoyed the artwork of her handmade quilts. Everyone living here has something to share with our community.

Judy Arnette, President, Villas HOA
Annual meeting 3/17/18