

Minutes: VILLAS HOA BOARD MEETING
April 19, 2018
164-C SE VILLAS COURT

Meeting called to order and quorum established at 5:31 pm

Board members present: (NE) Ann Douglas, Elaine Connell (SE) Judy Arnette, Suzanne Harrell

Residents present: (NE) Kristina Holmen-Mohr, Jack Rush, Nancy Titcher (SE) none attending

Approval of minutes: The motion to approve the February minutes as written passed. The motion to approve the March minutes as written passed.

Approval of February Financials: After description and discussion, the Board approved a motion that EMC send a letter to the owner of SE 181-A regarding delinquent homeowner fees. The letter will be sent via certified mail to the owner's address. Motion to approve the Treasurer's March report for February finances passed.

Approval of March Financials: The treasurer presented the April report for March expenses. Motion to approve the Treasurer's April finances passed.

Manager's Report (attached): Motion to approve the report passed.

Committee Reports

Landscape Report (attached): Behind SE 148-C there's an area of growing erosion behind the unit, at the retaining wall. Marcus Sadler said he could bring in soil and grass to build up the area. Sadlers also cut back Sago palms in two areas.

Pool Report: Elaine Connell presented the report. Bobo's has not been cleaning the tables. Elaine will talk with Kayla regarding cleaning the tables. She will also talk with Kayla regarding areas of the coping and tile that may not have been completely repaired.

Social Committee: Homeowners provided refreshments for the annual meeting. Thanks to Nancy Titcher, Carolyn Wilson, Isabel and Jack Rush and Kristina Holmen-Mohr. The Committee also developed and delivered welcome letters to new residents. The letter also directs new residents to the Villas website for additional information. We discussed a pool party for the neighborhood. The social committee will communicate via emails for the planning.

Interim Report:

a). Contracts: The Pool Tech contract for two years has been signed and begins on April 1, 2018. Annual contracts with Sadlers' Lawn Care and Bobo's Cleaning Service were renewed. The contract with EMS was auto-renewed. Insurance coverage for common areas was renewed as was the Board insurance renewed for three years

All items listed below were **COMPLETED** , unless otherwise noted.

- b). 132A SE gutters(owner cost) and French drain, work done by Omni Services.
- c). Extensive work on pool by Pool Tech. **Mostly complete; some areas pending**
- d). Pressure washing of buildings 149, 180, 196, and 197.
- e). Wood rot work at 185 NE and additional wood rot at 173 and 175 NE.
- f). Live termites found at 188NE. Terminix treated both 186 and 188 units.
- g). New owners at 185NE and 133C SE received *Welcome* letter as did owners of 175NE.
- h). Wood rot at 186 and 188 NE in progress. **ON GOING**
- i). Roots and trees behind building 115SE to be removed on 4/19/18 and roots at 196C to be removed on 4/19/18. Work done by Pellegrino Tree Service. **PENDING**
- j). Limb on back deck and fence at 172NE to be removed 4/19/18 by Pellegrino Tree Service.
- k). Bulletin board and clipboards up at Pool. Elaine replaced the particle board clipboard with plastic clipboards due to rain warping the particle board. Elaine will take care of this.
- l). Small trailer parked at 193NE resolved for now.
- m). Owner at 133C SE requested information on paying dues. Manager handled
- n). Owner at 148B SE has wood rot in upper SE corner of unit and partial slat missing in front south of door. R. Calvert inspected. Estimated cost \$500-550. **PENDING**
- o). The Board voted to send a letter via email to the owner of 115C SE, requiring him to remove fiber glass roofing over patio before wood rot work can proceed. Ann D. would like us to map exactly what we have to do -- step by step before sending a letter to the owner. **PENDING** until we have prepared the letter. Ann D. said she would prepare a letter for review.
- p). Wood rot work at 100C SE on hold until owner cleans up the patio area. **PENDING**
- q). Garbage complaint, plus appearance of the outside area of unit on SE was handled by President via email.
- r). Tables at pool need cleaning. Kayla to be notified. **PENDING**
- s). Notice sent to all homeowners regarding rat problem and garbage issues. Handled by manager.
- t). Massey recommended that the rat feeding boxes at 189NE be removed, as no activity has been seen.
- u). Terminix reports their findings as a complete study. They will not report unit by unit. 189NE still has NOT received report from Terminix inspection due to the fact that Terminix says they cannot find the contract. This is being handled by the manager.
PENDING

- v). Truck in yard at 195NE was sold and large furniture items in yard were moved by Sadler's and picked up by City. They also removed a ramp from 193 NE.
 - w). 148 A and C SE removed wood over windows as requested by a letter from President. COMPLETED
 - x). Manager asked to handle the issue of Bobo's Cleaning personnel reporting on the sign in sheet. **PENDING**
 - y). Pool deck waterproofing done by R. Calvert.
 - z). The letter to the Dudas family, regarding care and upkeep of the patio roof was delivered on March 13, 2018
 - aa). Letter to Tyre has not been returned **PENDING**
 - bb) Plumbing problem a 149-A SE
 - cc) Problems with website. We need to contact Glen. **PENDING**
 - ee). Request to install gutters at and remove limbs at 172NE
- ***This report covers the past two months

7). Old Business:

Ann Douglas reported on this: We need major amendments to our documents (articles of incorporation and covenants). She was working with Jeremy Anderson. He suggested that we have homeowners vote on the issue that we do need changes to our documents. Proposed amendments might include: changing the current percentage formula for votes needed to make changes to the covenants – to a more reasonable percentage formula. Reasons for changes might include that the covenants may be outdated. We can pare down the covenants to items that are more applicable to the Villas in 2018 versus 1978.

Kristina Holmen-Mohr pointed out that Florida Statutes says that it takes 100% of the owners to amend the Restrictive Covenants (in communities in which membership in the HOA is mandatory). Amending the Articles of Incorporation have a more lenient requirement Jeremy Anderson was looking at our covenants versus the Florida Statutes.

Judy asked Ann to email Anderson's letter to Kristina – so she can look at it in regard to statutes. We need to clarify whether we are referring to the Articles of Incorporation or the Restrictive Covenants. There have been instances in which amendments have been made. Ann made a motion to reimburse Cynthia Paulson (who was the Secretary for the Board) for her expenses for producing the minutes of the meetings (toner and paper). Motion approved.

8). New Business:

- a). Ann brought up the issue of the wording on the Association's website. Current language says: any architectural changes to a house, *that can be viewed from the street*, requires board approval. Ann proposed changing the language to say *any architectural changes require board approval*.
- b). Owners are not allowed to prune, remove or otherwise alter trees and other landscaping features outside the fenced courtyard or the front yard of the home. On our website, there is a link to ("landscape changes")

c). Estimate of removing dead pine limbs near 148A SE and 180A SE is \$700.

9). Next meeting to be held on May 24, 2018 at: NE 188

10) Meeting adjourned at 7:05 pm