

THE VILLAS HOMEOWNERS ASSOCIATION
2020 Annual Meeting Minutes
10:00 AM March 20, 2020

Board Members Present: Judy Arnette, Pat Lee, Isabel Rush,
Suzanne Harrell, Nancy Titcher

Manager Present: Kayle McKee, Executive Management
Services

Homeowners Present:

Judy Arnette 164C SE

Pat Lee, 116C SE

Suzanne Harrell 148B SE

Nancy Titcher 188 NE

Isabel and Jack Rush, 187 NE

Holly Hinson 184 NE

Joan Kanan 182 NE

Cynthia Paulson 149A SE

Glen Rushing 132C SE

Kristine Holmen-Mohr 189 NE

Cathy Shoultz 133C 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.

Motion for Manager to Conduct the Meeting: A motion was
made and seconded for Kayla McKee to act as chairman for

the duration of the 2020 Annual Meeting. Motion passed unanimously.

Calling of the Roll and Certifying of Proxies: Pat Lee and Nancy Titcher recorded 12 members present and 36 proxies for a total of 48 HOA members. Proof of Notice of Meeting or Waiver Notice: Kayla McKee reported there was no waiver of notice. She certified she mailed out packages in February and there was no notice that any packages were returned or not received.

President's Message: President Arnette recapped the past year's activities by noting the all units on the NE were painted and all homeowners took an active role in checking behind the painters and everyone was pleased by the outcome. The SE is hoping to follow in these footsteps as soon as possible. A large water leak was found at 149B that was fixed at the owner's expense and a major leak occurred on the NE which cost thousands to find and repair along with high City water bills resulting. However, the City worked with us and we were able to get the amount reduced.

Wood rot issues were addressed on the SE with most buildings completed but several still need to be done. Repairs to the pool were needed and a water leak discovered and fixed there.

Parking problems were also addressed and hopefully understood according to the rules as explained by the attorney and posted on our website.

The President also spoke about the need for homeowners to participate either on committees or on the board. She

mentioned that if we were unable to have enough members to establish a quorum of the board, the State of Florida would step in and manage the Association at a greater cost.

Finally, the President said realtors have told her this is a very desirable community in which to live because of our Association and documents. This has been reflected by sellers finding good value in pricing their homes.

Approval of 2019 Annual Meeting Minutes: Approved

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 new board members by acclamation. Judy Arnette and Isabel Rush agreed to extend their time on the board and Nancy Titcher, Cathy Shoultz and Pat Lee will continue their terms on the board.

Adjournment: The annual meeting was adjourned at 10:27 AM. The next meeting in April is tentatively scheduled for the 16th depending upon whether the COVID-19 stay at home orders continue.