

Interim Report  
In lieu of monthly minutes due to Covid-19 Pandemic  
April 2020

Villas HOA Board decisions,/actions taken during March and April 2020.

In mid-March both the Florida Department of Health and our Insurance Co., Brown and Brown made visits to our community. They each visited the pool area and made recommendations that must be addressed before the we may reopen the pool. The community pool was closed in conjunction with the State's and City's guidelines due to the Coronavirus pandemic. These pool area repairs are in the process of being done as vendors become available. Once those are completed to the satisfaction of both the health department and our liability insurance company, the opening of the pool will be readdressed by the Board.

Interim Report:

- 1). Wood rot discovered during inspection for sale of unit 175 NE) was done by our contractor, Rick Calvert Construction. COMPLETED
- 2). Wood rot found in courtyard area of 172NE was done by R. Calvert Construction. COMPLETED
- 3). Supposed wood rot found during sale of property at 178NE. Was checked by Rick Calvert. It turned out to be live termite damage not wood rot. Terminix was called immediately and they treated the area. The treatment is now complete and the repair work will be done by Calvert Construction as soon as they can get to it. ONGOING
- 4). 2 major leaks at the pool were repaired. COMPLETED
- 5). Leak in common area in front of pool found by Sadler's. Maxwell Plumbing repaired the leak and replaced a section of old pipes. Sadler's added additional topsoil and the grass has begun to grow over the area. COMPLETED
- 6). 116B wood rot put on hold due to request of owner. ONGOING
- 7). 165A wood rot was finished. COMPLETED
- 8). 165A owner requested permission to remove some shrubbery along the northside of her unit, to include the back corner. Owner also requested permission to replace those shrubs with some plants of her choosing. Owner further requested permission to replace the patio gate with a wrought iron gate. Owner requested permission to remove two pine trees that are between our power lines (City gave permission). The Board gave permission for all of the owner's requests at her expense along with a letter drawn up by management describing owner's continued responsibility for these areas to be signed by owner Anne president of HOA. ONGOING
- 9). Owners of 165C requested permission to remove some old shrubs and plant flowers and other plants, at their expense. Board permission was given. COMPLETED
- 10). Set up of Community library requested by several homeowners. Board gave permission at homeowner's expense. Temporary setting is at the pool on a metal bookcase. A library box (similar to others seen in other neighborhoods) is under construction and will be placed in the common area in front of the pool. This is a lending library for the use of owners and tenants in our community.
- 11). 184 NE homeowner requested to put in new windows, sliding doors, and storm door at their expense. Board permission was given. COMPLETED

Further notes: on the NE street we have new owners in 175 and 178 plus tenants in 185 and 190. Unit 170 is on the market.

On the SE street we have new tenants in 181A. Unit 164A is on the market now.

REMINDERS:

HOMEOWNERS ARE RESPONSIBLE FOR PICKING UP THEIR PET'S WASTE AND DISPOSING OF IT IN THEIR TRASH CAN NOT SOMEONE ELSE'S. BE COURTEOUS AND NEIGHBORLY.

THE BURNING OF TRASH ON THE PROPERTY IS STRICTLY PROHIBITED BY THE CITY EVEN IF IT IS INSIDE A BARBEQUE GRILL. HOMEOWNERS ARE ASKED TO BE OBSERVANT AND IF SUCH IS SEEN, PLEASE CONTACT A BOARD MEMBER IMMEDIATELY. IF THE BURN WERE TO GET OUT OF CONTROL AND SPREAD

TO ANOTHER UNIT OR THE POOL DECK, THE HOMEOWNER STARTING THE BURN WILL BE HELD RESPONSIBLE AND LIABLE FOR ANY AND ALL DAMAGES.

EACH SE UNIT HAS 2 DESIGNATED PARKING SPACES. DO NOT PARK IN A PARKING SPACE THAT IS NOT YOURS UNLESS YOU RECEIVE EXPLICIT PERMISSION FROM THAT HOMEOWNER. THIS IS BECOMING A PROBLEM AND MAY RESULT IN A VEHICLE BEING TOWED. IF YOU DO NOT KNOW WHICH PARKING SPACES BELONG TO YOUR UNIT, CONTACT A BOARD MEMBER OR THE MANAGER.

COMMERCIAL VEHICLES ARE NOT ALLOWED TO BE PARKED OVERNIGHT ON THE PROPERTY WITHOUT EXPLICIT PERMISSION OF THE BOARD.