

**THE VILLAGES OF VALENCIA
HOMEOWNERS ASSOCIATION, INC.**

**Minutes of Board of Directors
April 20, 2023
Board Meeting**

Minutes of the Board of Directors **Board Meeting** of the Villages of Valencia, held at the St. Augustine Riverview Club, St. Augustine, FL, at 2:00 pm, April 20, 2023.

1. Call to Order

Victor DePallo called the meeting to order at 2:00 pm

2. Proof of Notice

Proof of notice was posted

3. Roll Call

Board members present:

Victor DePallo – President

John Hart – Vice President

Harold “Kim” Shailer – Treasurer

Sophie Hanson – Secretary

Judith (Jude) Bambrola - Member

4. Quorum Established

A quorum of the Board was present

5. Approval of Minutes – March 16, 2023 Board Meeting

Kim Shailer suggested a revision to the wording in Victor DePallo’s Motion 8 A.

Irrigation Funding Recommendation. **Kim Shailer made a MOTION to amend the**

Motion as stated. JOHN SECONDED. John Hart voted Yes. Victor DePallo,

Sophie Hanson and Jude Bambrola voted No. Kim Shailer abstained.

MOTION FAILED. Minutes are approved as submitted.

6. Consent Items:

1) Board Email Vote to Not renew Solitude Contract; Solicit Proposals

2) Board Email Vote to Approve J&M Roofing Contract (Woodside Buildings)

3) Board Email Vote to Approve Association Reserves Proposal

Kim Shailer made a MOTION to approve ratifying all three consent items.

Sophie SECONDED. MOTION PASSED BY UNANIMOUS VOTE.

7. **Owner Members Comments/Questions (3 minute limit)**

Modesto residents brought up street lights, the use of the FPL Right of Way as a short cut as well as mowing of the Right of Way. **John Hart offered to check whether street lights were included in the County's PUD plans. Ed Neill suggested motion sensor lights at pool. Building & Grounds Committee will consider.**

8. **Old Business:**

A. Townhomes/Duplexes Construction Litigation Roof Repairs (Sophie)

Sophie Hanson informed Board members of the proper protocol going forward for roof repairs to Townhome/Duplexes as part of the pending litigation against Dreamfinders with Notice of Repair to be sent by Ball Janik prior to any repairs in order to recoup the expenditures.

B. Irrigation Proposals – Continued (Building & Grounds Committee)

Tammy Pecora presented four Greenway proposals to the Board totaling \$19,365 to fix irrigation issues. 1) LaMancha controller (\$2,630); 2) Amistad pump/pressure tank/piping for pond fills (\$9,800); 3) Amistad Solenoids/Decoders (\$3,870); and 4) Common/Amistad surge suppression/grounding (\$3,065). The Board discussed funding. **Sophie Hanson made a MOTION to approve all four proposals up to \$20,000 and charge to Reserve Fund #3050 as recommended by Treasurer Kim Shailer. Jude Bambrola SECONDED. MOTION PASSED BY UNANIMOUS VOTE.**

C. Worker's Compensation Insurance Proposal – Continued (Sophie)

Sophie Hanson presented The Zenith worker's compensation insurance proposal to the Board. **Kim Shailer made a MOTION to approve The Zenith worker's compensation insurance policy at a cost of \$565 annually. John Hart SECONDED. MOTION PASSED BY UNANIMOUS VOTE.**

D. Tabling T Mobile Cell Tower Agreement – Continued (Kim/Victor)

Victor DePallo stated that he and Kim Shailer were trying to set a meeting with T Mobile. **Kim Shailer made a MOTION to postpone the item until after T Mobile meeting. Jude Bambrola SECONDED. MOTION PASSED BY UNANIMOUS VOTE.**

E. Management Company Discussion – Continued (Kim/Victor)

The Ad Hoc Committee discussed with the Board how best to move forward with a new management contract. **Kim Shailer made a MOTION to have Victor DePallo and Sophie Hanson draft a letter to Leland Management amicably requesting early contract termination giving ten (10) business days to respond. Jude Bambrola SECONDED. MOTION PASSED BY UNANIMOUS VOTE.**

Jude Bambrola made a MOTION to hold a Board Work Session to review Ad Hoc Committee findings and have further discussion. Sophie Hanson SECONDED. MOTION PASSED BY UNANIMOUS VOTE.

F. Rental Properties Rules and Enforcement - *Continued* (John)

John Hart made a MOTION to postpone the item to the next Board meeting. Kim Shailer SECONDED. MOTION PASSED BY UNANIMOUS VOTE.

9. New Business:

A. Pond Maintenance Contract Proposals (Building & Grounds Committee)

Tammy Pecora and Ed Neill presented three proposals (including new Solitude's) with comparison sheet for Board consideration. Victor DePallo made a MOTION to approve Florida Waterways, Inc. contract for pond maintenance in the amount of \$845 monthly effective May 1, 2023. Sophie Hanson SECONDED. MOTION PASSED BY UNANIMOUS VOTE.

B. Pool Bathrooms Safety Discussion – Pneumatic Buttons (Sophie)

Sophie Hanson made a MOTION to postpone the item to the next Board meeting. Kim Shailer SECONDED. MOTION PASSED BY UNANIMOUS VOTE.

C. Pool Furniture Expenditure (Building & Grounds Committee)

Ed Neill presented two proposals for 4 new tables and 16 new chairs with comparison sheet for Board consideration. The size and number of current tables/chairs was discussed as well as funding. The new tables would be 42” instead of 48” and cracked tables would be swapped out for new ones for a total of seven (7) tables. Kim Shailer made a MOTION to approve National Outdoor Furniture proposal not to exceed \$7,000 from Reserve Account #3070 Pool Furniture. Jude Bambrola SECONDED. MOTION PASSED BY UNANIMOUS VOTE.

D. Pool Area/Amenity Reservation Form (Sophie)

Kim Shailer made a MOTION to postpone the item to the next Board meeting. Sophie Hanson SECONDED. MOTION PASSED BY UNANIMOUS VOTE.

E. Status of Pavilion Replacement (Jude)

Victor DePallo gave a brief update on pavilion replacement. He stated that design concepts are being considered and that a plan would be in place in the next month or two.

F. Revisit Failed Pooled Funding – *Research/Discussion* (Kim)

The Board discussed proper procedures as it related to Robert's Rules of Order to revisit a failed item. No action was taken.

G. Association Bank Account Signatures/HOA Funds Expenditures (Kim)
Sophie Hanson made a MOTION to postpone the item to the next Board meeting. Jude Bambrola SECONDED. MOTION PASSED BY UNANIMOUS VOTE.

H. Presidential Duties During Absences Clarification (Sophie)

It was clarified that John Hart as Vice President would assume Victor DePallo's duties as President during absences.

I. ARB Application Processing & Preferred Options (Jude)

Sophie Hanson made a MOTION to postpone the item to the next Board meeting. Jude Bambrola SECONDED. MOTION PASSED BY UNANIMOUS VOTE.

J. Gutters/Dryer Vent Cleaning – Townhomes/Duplexes (Victor/Sophie)

Sophie Hanson made a MOTION to postpone the item to the next Board meeting. Jude Bambrola SECONDED. MOTION PASSED BY UNANIMOUS VOTE.

K. Other

Pool Closure (Sophie)

Sophie Hanson reminded Board members and residents that the pool would be closed April 25-27 for paver repairs. Notice was emailed out and posted at pool.

Security Cameras Expenditure Correction (Sophie)

Sophie Hanson made a MOTION to have Leland Accounting charge the security cameras expenditure to Reserve Account #3090 Clubhouse Roof/Exterior and perform an accounting adjustment in April to reverse the charge made to operating account #6790 General Repairs/Maintenance. John Hart SECONDED. MOTION PASSED BY UNANIMOUS VOTE.

Draft of Second Letter - Reserve Transfer Case (Sophie)

Sophie Hanson stated that the drafted letter was emailed to all Board members for review. Jude Bambrola made a MOTION to approve the letter as written to be sent by St. Johns Law Group with one minor typo correction on last page forthcoming from John Hart. Kim Shailer SECONDED. MOTION PASSED BY UNANIMOUS VOTE.

10. Next Meeting Date

A Town Hall Meeting will be held Tuesday, May 16, 2023 at 6:30 pm at the St. Johns County Library, SE Branch.

11. Adjournment

**Sophia Hanson made a MOTION to adjourn. Jude Bambrola SECONDED.
MOTION PASSED BY UNANIMOUS VOTE.**

The meeting was adjourned at 3:45 pm.

Prepared by:

Sophie Hanson, VOV Board Secretary

Approved 5/2/2023