

VILLAGES OF VALENCIA HOMEOWNERS ASSOCIATION, INC.
4475 US 1 South, Suite 503
St. Augustine, FL 32086

BUDGET MEETING MINUTES

October 27th, 2020 at 6:00 PM

Tringali Barn

7310 US 1 South,

Saint Augustine, FL

Call To Order:

- Chris Shee called the meeting to order at 6:06 PM.

Roll Call:

- Chris Shee, Brad Shee were present, A Quorum was established.

Also present: Ed Ronsman Attorney at Law, Jim Roche LCAM, Trista Johnson LCAM, Charles Torres LCAM, and Megan Sabo Administrator from Leland Management.

Chris Shee introduced himself and Brad Shee. Along with the other attendees.

Proof of Notice:

Leland Management presented an affidavit of mailing as proof of notice.

Approval of the minutes of October 22nd, 2019:

Brad Shee Made A motion to approve the minutes as written. Chris Shee Seconded the motion. All were in Favor. The minutes of October 22nd, 2019, were Approved.

New Business:

Approval of the 2021 Budget.

Chris introduced the 2021 proposed budget and had a general discussion.

- **Chris Shee made a motion to have the 2021 assessments for the townhomes increased from a quarterly assessment of \$445.00 to 471.00 for 2021 Villages of Valencia Budget. Single-family homes would have a quarterly increase from \$125.00 to \$129.00 for 2021 Villages of Valencia Budget. Duplexes Quarterly assessment of \$354.00. The motion seconded by Brad Shee. With all in favor, the motion passed.**

Certificate of Amendment to The Bylaws Concerning Elections:

Chris Shee introduced Ed Ronsman, Attorney McCabe Ronsman, to explain the Amendment. Mr. Ronsman explained that the Amendment would improve and streamline the election process by providing a 60-day notice of a meeting

and a 14-day notice of meeting with provisions and procedures for officers' elections to the Association Board of Directors.

- **Brad Shee made a motion to approve the Amendment to the Bylaws Concerning Elections. Chris Shee seconded the motion. All were in favor. The Amendment was adopted.**

- **Brad made a motion to adjourn the 2020 Budget Approval Meeting. Motion seconded by Chris Shee. With all in favor, the motion passed. Meeting adjourned at 6:49 PM.**

ANNUAL MEETING MINUTES (* Draft)

October 27th, 2020 at 6:00 PM

Tringali Barn

7310 US 1 South

Saint Augustine, FL.

Call to Order:

- Chris Shee called the Annual Meeting to order at 6:50 PM.

Roll Call:

- Chris Shee, Brad Shee were present, A Quorum was established.

Jim Roche LCAM, Trista Johnson LCAM, Charles Torres LCAM, and Megan Sabo Administrator from Leland Management.

Proof of Notice:

Leland Management presented an affidavit of mailing as proof of notice.

Approval of the Annual Meeting minutes of October 22nd, 2019:

Brad Shee made a motion to approve the minutes as written. Chris Shee seconded the motion. All were in Favor. The minutes of October 22nd, 2019, Were Approved.

- Chris Shee stated that he will be selling the remaining 26 lots to Dream Finders and will move forward with the turnover of the Villages of Valencia Home owner's Association to the Homeowners. He expects the turnover to take place in early January 2021.

- Chris Shee Said that with a turnover meeting pending. ARB's will likely be rejected for the new Association Board to Consider.

- General discussion among owners in attendance and Board ensued.

- **Chris Shee made a motion to adjourn the meeting. Motion seconded by Brad Shee. With all in favor, the motion passed. Meeting adjourned at 7:20 PM.**

Jim Roche, LCAM