

Villages of Valencia Homeowners Association, Inc Executive Board Meeting Minutes for May 22nd 2023

Minutes of May 22nd 2023 Board of Directors Executive Session meeting with Leland Management, held at St. Augustine Riverview Club, St. Augustine, FL,

Call to Order - Victor DePallo called the meeting to order at 1:00 pm May 22nd 2023

Proof of Notice - Proof of notice was posted

Roll Call

Victor DePallo – President -
John Hart – Vice President
Harold “Kim” Shailer – Treasurer
Sophie Hanson – Secretary

Approved
20 July 2023


Quorum Established - A quorum of the Board was present

Leland Property Management Participants

Victor Dee Belet, PCAM, VP - Ash Smith, Director CAM

Minutes – No minutes of a prior Executive session

Committee Report:

Committee Chair John Hart, presented a report of Board and Homeowner issues with Leland Property Management. Report was received and placed on file.

Unfinished Business: No unfinished business.

New Business:

1. The board reviewed, item by item, the issues contained in the prepared report.
 - a. After reviewing the report with Leland Management, the Board asked Leland Management to release Villages of Valencia HOA from our contract obligation on July 31st 2023. Leland Management said yes however the remaining amount due on the contract through the end of 2023 would be due. The Board rejected this approach.
 - b. Discussion continued, with Leland Management stating this meeting was the first awareness Leland had our Board's concerns. That Leland would take the next 30 days to review and take corrective actions in addition to assigning a NEW CAM. Also correspondence should be sent to Dee Belet in addition to the assigned CAM
2. The board agrees that the actions of this Executive Session will be released and not kept secret from association members.

Adjournment- President DePallo adjourned the meeting at 2:50 pm.