

Villages of Valencia Homeowners Association, Inc

Special Board Meeting Minutes for May 4th 2023

Property management, the recommended selection make a presentation and take questions.

Minutes of May 4nd 2023 Board of Directors Special meeting held at St. Augustine Riverview Club, St. Augustine, FL.

Approved
20 July 2023
Amendment
Approved
8 August 2023

Purpose of meeting:

To have the Management Search Committee present its recommendation and have Vesta Property management, the recommended selection make a presentation and take questions.
To Review selection spreadsheet.

Call to Order - Victor DePallo called the meeting to order at 2:00 pm May 4 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

Quorum Established - A quorum of the Board was present

Approval of Minutes - Previously distributed Minutes of the April 20th, 2023 meeting, were approved as corrected, BY UNANIMOUS CONSENT

Presentation by Perspective HOA Manager –

Vesta Property Services General Manager , Heather Beladi

Presentation of company benefits and services was followed by extensive Board questioning of MS Beladi. Subjects such as, Vesta’s management style, types and number of properties managed, number of properties our CAM would handle, vendor monitoring, suggested rental policies, and proactive preventative maintenance management style were covered.

Committee Reports:

1. Treasurer Report

Reserve Study inspection will begin with a briefing May 16th 9:00 am at the pool

2. Building & Grounds Report (Tammy John Heart):

- a. Greenway Irrigation work continues today for common areas and Amistad Drive.
- b. Greenway stated these should be up and running next week
- c. Pump #1 should be up and running next week.
- d. Motion sensor lights needed at pool. Board asked for a future motion request specific action.

3. Rental Properties (John Heart):

Still working on how to manage the issue with HOA manager

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4. Modesto Street lighting (John Heart):

It appears that installation of street lighting on Modesto was missed in the permitting process. John Hart is investigating processes to have the county install lighting. Committee will continue

Unfinished Business:

1. HOA Management Committee Report -
2. Committee report spreadsheet was received and placed on file.
3. The Board along with a Buildings and Grounds representative had another extensive discussion reviewing the logic of suggesting Vesta Management Property management over the other firms considered, specifically Watson, Sovereign & Jacobs, and Coastal Realty property Management.
4. No action was taken

New Business:

1. Board member Hanson motioned and motion seconded to authorize accounting to reflect \$4200 payment as expended from Reserve account #3030 instead operating account #6390.
Motion passed by unanimous consent.
2. Board member Hanson motioned and motion seconded to approve payment of J&M Roofing's mid contract invoice of \$57,411.20 from reserve account # 3120.
After some debate, a motion passed by unanimous consent.
3. Board Member Hanson motioned to make final payment to J&M Roofing. Motion seconded.
After debate and amendment the motion reads:
Approve release payment of J&M Roofing's final invoice for \$43,058.40 from reserve account # 3120 after President DePallo verified work completion and verified work has passed St. Johns County final inspection. CAM to release final payment after being notified by President DePallo.
Amended motion passed by unanimous consent.
4. Board Member Hanson motioned and motion seconded to: Approve pool repairs by Arsenault Pools, specifically the replacement of filter multipoint valve for \$329.74 and replacement of one filter pump for \$2,338.88. Apply to #7020 (Pool Equipment/Supplies). MOTION PASSED BY UNANIMOUS consent.
5. Board Member Shailer MOTIONED and motion seconded. Motion amended to read:
Have President DePallo hold an Executive Session meeting with Leland Management leadership within TWO weeks to further discussions toward an amicable contract termination. John Hart to prepare a consolidated list of Board and homeowner issues for the board to present at the meeting. Meeting is to be held at the Riverview Club.
Motion passed by unanimous consent.

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

Adjournment- President DePallo adjourned the meeting at 3:27 pm.

Prepared for July 20th 2023 meeting by Kim Shailer
Amendment of August 9th 2023 prepared by Kim Shailer, Secretary