


Villages of Valencia Homeowners Association, Inc

Regularly Scheduled Board Meeting Minutes for September 21, 2023

Minutes of September 21, 2023 Board of Directors regularly scheduled meeting, held at the VFW Post 2391, 6184 US Highway 1 South, St. Augustine, FL 32086.

1. **Call to Order** - John Hart, President, called the meeting to order at 6:30 pm, September 21, 2023.
2. **Proof of Notice** - Proof of notice was certified by the Secretary.
3. **Roll Call**
John Hart - President
Harold "Kim" Shailer - Treasurer / Secretary
Joseph Ciaramitaro - Director
4. **Quorum Established** - A quorum of the Board was present.
5. **Agenda** - Adopted by unanimous consent.
6. **Owners Comments** - Owners made many comments, most concerning pond 7 fountain.
7. **Approval of Minutes** - Previously distributed minutes are listed below. They were approved by unanimous consent.
 - a. August 8, 2023 - Regular Scheduled minutes
 - b. August 8, 2023 - Executive Session minutes (Legal discussion)
 - c. August 14, 2023 - Special board meeting (CD)
 - d. September 1, 2023 - Special Board meeting minutes (Decorum)
 - e. September 4, 2023 - Board of Directors budget work session
 - f. September 18, 2023 - Special Board meeting minutes (Removal of Director)
8. **Committee Reports:**
 - a. Treasurer -
 - i. The funds in our accounts appear as they should be. Financial balance sheet and ledger will be posted on Lelands' website for the VOV.
 - ii. The transfer of funds into a CD has been delayed by Leland's refusal to use a local bank with higher rates.
 - iii. Assessment discussion - Virtual meetings for discussion of assessments are planned for September 28th and October 12th after Leland posts and mails proposed budgets to owners.

Approved
September 26th 2023



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- b. **Secretary -**
 - i. Resignation letter of Victor DePallo was received on September 19, 2023 and placed on file.
 - ii. Legal advice received from the Board attorney concerning removal of a board member was received and placed on file.
- c. **ARB - Everything is running smoothly, per chairperson Nick Arens.**
- d. **Buildings & Grounds -**
 - i. Access control, trespassing, and encroachment on HOA property to the west side of Modesto drive (John Hart) - After receiving a letter from our attorney, the encroaching owners have been removing their items from HOA property. County code enforcement was needed to get involved with one of the property owners.
 - ii. Vehicle trespassing has been greatly reduced by the wire rope placed across the northern access of the easement.
- e. **Bylaw committee report and any motions - Joseph Ciaramitaro presented the Hearing Committee and fine process rules and procedures. The documents explaining the fine schedule were received and placed on file.**
- f. **Construction Defect Litigation update - Discuss interaction with legal counsel from January 2023. This is for DreamFinders Homes who constructed the Townhomes and Duplexes. This is ongoing with no new developments.**
- g. **Reserve Transfer Loan Case (\$43,000 recovery lawsuit), February 2023 (President Hart) - Our books show a Developer loan from the reserves. Our attorney has taken initial steps asking for the return of the loan. The HOA attorney has stated to the board that we have a weaker case than originally thought. The HOA has to evaluate the cost of pursuing and possibly losing and absorbing the attorney's fees.**
- h. **Boardwalk Committee from the April 20, & May 16, 2023 meetings - Some bids are being solicited with additional funding included in the 2024 budget proposal.**
- i. **Street Lighting on Modesto Committee (VP John Hart) - Lighting was not in the developer's county approved plans. Investigation is in progress to remedy this.**
- j. **Bylaw Review committee (Joseph Ciaramitaro) - Committee presented the new hearing process, hearing committee responsibility, and the fine schedule. These were received and placed on file. Motion to adopt is below in new business.**

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9. Unfinished Business:

Establish a committee to amend HOA's **Declaration of Covenants, Conditions, and Restrictions**.

Kim Shailer motioned to postpone this item until the November 16th meeting. Motion seconded and approved by unanimous consent.

10. New Business:

- a. Motion by Kim Shailer and was seconded to amend the July 20 minutes to correct clerical error in paragraph one, by changing May 4 to July 20, 2023. With no debate, motion was passed by unanimous consent.
- b. Motion by Kim Shailer and was seconded to:
Sign the customized agreement hiring Vesta Management as the VOV 2024/2025 Community Management Company. Motion was passed with three yes and zero no votes.
- c. Motion by Kim Shailer and was seconded to: Give notice terminating Leland Management at the end of the current contract, December 31, 2023 and to have a termination letter mailed to Leland Management by September 29, 2023. Motion passed with three yes and zero no votes.
- d. Committee reorganization: Review and reorganize committee structure and definitions. A motion by Kim Shailer and motion was seconded to: Postpone this item until the November 16th meeting. Motion was approved by unanimous consent.
- e. Discuss Bylaw committee report and any motions:
Motion by Joseph Ciaramitaro and motion was seconded to:
Approve the Hearing Committee and Fine process, by adopting the previously distributed rules and committee documents that have been placed on file for posting in the rules section of the association's website.
To rescind the existing covenant enforcement policy dated June 10th, 2021.
Motion was approved three yes votes and zero no votes.
- f. John Hart motioned and motion seconded to appoint Joseph Ciaramitaro to the vacant seat with term ending at the 2024 annual member meeting, which seat was previously held by Brandon Jeans as appointed during the July 20, 2023 board meeting. This would place Joseph Ciaramitaro serving approximately 15 months to an election. Motion passed with three yes and zero no votes.

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g. Fountain discussed - No action taken

11. Next 2023 scheduled meeting dates -

- a. Budget approval meeting - October 19, 2023 at 6:30 pm
Location: VFW 6184 US Hwy 1 South. St. Augustine, Florida 32086
- b. Member Annual meeting and Board Organizational meeting -
Nov. 2, 2023, at 6:30 pm
Location: VFW 6184 US Hwy 1 South. St. Augustine, Florida 32086
- c. Next regular scheduled meeting - November 16, 2023 at 6:30 pm
Location: VFW 6184 US Hwy 1 South. St. Augustine, Florida 32086

12. Motion was made to Adjourn - President Hart adjourned the meeting at 8:55 pm.