

**ANNUAL MEETING
AND
ORGANIZATIONAL MEETING OF THE BOARD OF DIRECTORS**

Date: April 16, 2024

Time: 7:00 PM

Present: Fred Weinkauff, Steve Browning, Linda Brna, Artie Maclay

Absent: Lenny Coe

The meeting was called to order at 7:00 PM by President, Fred Weinkauff.

- On a motion by Fred Weinkauff, a second by Steve Browning and a unanimous vote by the Board members present, the minutes of the November 16, 2023 meeting were approved.
- Treasurer's Report: Fred Weinkauff reported for the month of March, 2024 , current Checking/Savings assets of \$196,000, Regular account of \$88,000 and a CD of \$264,000, for a grand total of \$545,000.
- Three positions are open on the Board of Directors. Steve Browning, Linda Brna, and Lenny Coe's Directorships are not being challenged so they will remain on the Board for a two-year term.

Suspension of Annual Meeting

Open Organizational Meeting

On a motion by Fred Weinkauff, a second by Artie Maclay and a unanimous vote by the Board members present, the following were elected as Officers on the Board of Directors:

President:	Fred Weinkauff
Vice President:	Steve Browning
Secretary:	Linda Brna
Treasurer:	Lenny Coe
Director:	Artie Maclay

Close Organizational Meeting

Open Annual Meeting

- Rules and Regulations: Two residences were in violation of the Villas Shutter Policy: 404 West Tangerine Square and 5530 Tangerine Manor. Letters were sent to both owners.

404 West Tangerine Square is now in compliance with the shutter policy, however 5530 is not. The letters are being made a part of the minutes of this meeting.

- Appointment of a Fining Committee: On a motion by Fred Weinkauff, a second by Linda Brna and a unanimous vote by the Directors present, the following owners have been appointed to the Fining Committee: Jeff Negle (chairman), Sue Brooks, and Darlene Silverstein. Bill Orlando was appointed as an alternate.
- The fining regulations are outdated. Fred is planning a meeting to discuss and vote on new fining policies. Our attorney will be consulted on options.
- Delinquent Accounts: Five owners are delinquent by between \$500 and \$900 in their monthly HOA Fees. Letters will be sent to them.
- ARC Report: Bill Orlando reported that his committee has done a walk around and that six violation letters have gone out to owners. Four violations have been resolved and two remain unresolved. They have received twelve applications since November. Ten were approved as received and two were approved with conditions.
- Linda Brna reported that she and Stasia MacLaughlin, at the request of the President, purchased two new couches to replace the old couches in the Clubhouse. Linda also reported that she had purchased four new lounges for the pool area and had four damaged lounges re-strung.
- Linda Brna also made a request for volunteers to host the monthly Thirsty Thursdays. She also reminded everyone that volunteers are also needed during the year to help out with various things such as decorating the gates at Christmas.
- The annual power washing of the community sidewalks is to begin on Monday, April 21st.
- The sprinklers are scheduled to come on four evenings a week: Monday, Tuesday, Thursday, and Saturday.

On a motion by Fred Weinkauff, and a second by Steve Browning, the Board members present unanimously voted to adjourn the meeting.

The meeting was adjourned at 7:20 PM.

Open Forum

Signature

Date