

**MEETING OF THE BOARD OF DIRECTORS  
THE VILLAS OF CITRUS SPRINGS**

Date: November 16, 2023

Time: 7:00 PM

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

**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, the minutes of the August 17, 2023 meeting were approved.
- Treasurer's Report: Lenny Coe reported total assets, not including real estate, for the month of October, 2023 of \$467,053.27, current Checking/Savings assets of \$123,295.55, Reserves of \$348,715.94. Of the reserve funds, \$260,000 is in a 6-month CD at 4.88%.
- On a motion by Fred Weinkauff, a second by Lenny Coe and a unanimous vote by the Board members, the 2024 Annual Budget was approved. It was noted that there is no increase in the 2024 budget from the 2023 budget and that the monthly dues will remain at \$300.
- ARC Report: Bill Orlando reported that eleven applications had been submitted and approved over the past two months. Four citation letters were sent to owners – three of them have been resolved. Three more will be sent to owners in non-compliance this month. Bill met with two new residents and sent the resident's data to the necessary BOD members. Steve Browning requested that he be sent the new resident data so that he could make changes in the gate codes.
- A new security system has been installed in the Clubhouse at a cost of \$1,045. All Directors have the security app installed on their cellphones.
- A new heater has been installed in the Villas pool at a cost of \$5,250.
- Four new lounge chairs have been purchased for the pool deck.
- December 14<sup>th</sup> is Open Gate Night for Citrus Springs. The Villas gates will be open from 5pm to 8pm.

- The Villas Holiday Party will be held at the Master Clubhouse at 4pm on December 3<sup>rd</sup>. The cost is \$25 per person due to Linda Brna by cob November 24<sup>th</sup>.
- Volunteers are needed to decorate the front gates and to host Thirsty Thursdays. Anyone willing to volunteer should contact Linda Brna.

On a motion by Fred Weinkauff, a second by Lenny Coe, and unanimously voted on by the Directors, the meeting was adjourned.

The meeting was adjourned at 7:22 PM.

Open Forum

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Signature

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Date