

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

Date: October 17, 2024

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 Artie Maclay and a unanimous vote by the Board members, the minutes of the April 16, 2024 Annual Meeting were approved. On a motion by Linda Brna, a second by Fred Weinkauff and a unanimous vote by the Board members, the minutes of the Special Board Meeting on May 1, 2024 were approved.
- Treasurer's Report: Lenny Coe reported total assets, not including real estate, for the month of September, 2024 of \$634,706.89, current Checking/Savings assets of \$173,498.60, Reserves of \$460,238.51.
- ARC Report: Bill Orlando reported that six applications had been submitted, of those, four were approved and two approved with conditions. He urged applicants not to wait until the six-month approval period expires to begin their projects. He met with three of our new residents to familiarize them with the Villas regulations and plans on meeting with three additional new residents next week.
- Steve Browning announced that the painting of the exterior of the homes in the Villas will begin in January and is estimated to take two months to complete. Three vendors bid on the painting: TWG Enterprises - \$255,000, Flack's Painting - \$249,500, and Painting Concepts - \$237,300. On a motion by Steve Browning, a second by Fred Weinkauff and a unanimous vote by the Board members, Painting Concepts was chosen to paint the homes in the Villas. Information on the painting process will be emailed to the Villas owners.
- Under new Florida regulations governing Homeowners Associations, Debit Cards are not permitted. Credit cards must now be used. On motion by Fred Weinkauff to obtain a credit card for the Villas, a second by Steve Browning and a unanimous vote by the Board, the motion was passed.
- Lenny Coe discussed the necessity of removing the vegetation from in front of the large electric boxes that impedes the power company from access. He has one bid for \$1,200 and will attempt to get two more.

- Volunteers are needed to decorate the front gates for the Holidays. Two people have volunteered to help, but more will be needed. Volunteers are also needed to serve on a committee to plan the Holiday Party. And we would like to begin Thirsty Thursdays again in November so we need someone to host it. If you are interested in helping out with any or all of these, please contact Linda Brna at [villasofcitrusprings@gmail.com](mailto:villasofcitrusprings@gmail.com). Linda Brna mentioned that the Domino Girls are having a Halloween Party on Tuesday, October 29<sup>th</sup> and have invited the ladies of the Villas to attend.
- Fred Weinkauff talked about our Hurricane Readiness. The oak trees were trimmed and some large palms were removed. A special thank you to those that helped prepare the clubhouse for the recent hurricane.
- On a motion by Fred Weinkauff, a second by Linda Brna and a unanimous vote by the Board members, the 2025 Annual Budget was approved. The monthly dues have increased by 10% (\$30.00) bringing the total to \$330.00.

The meeting was adjourned at 7:40 PM.

Open Forum

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Signature

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Date