

THE VILLAS COMMUNITY ASSOCIATION

NOTICE & AGENDA BOARD OF DIRECTORS MEETING

DATE: Monday, November 4, 2024

TIME: 1:00 P.M. Special General Session

LOCATION: Zoom

<https://optimumpm.zoom.us/j/83639883275?pwd=bZw86FgcBxWyPN3P9tACSzc7mHmebh.1>

Meeting ID: 836 3988 3275

Passcode: 838600

(669) 444-9171

Civil Code §4930: The Board may not discuss or act on any item at a non-emergency meeting unless the item was placed on the agenda included in the notice that was posted and distributed pursuant to subdivision (a) of Section 4920.

GENERAL SESSION

- I. DECLARATION OF QUORUM / CALL TO ORDER** **1:00 P.M.**
- II. EXECUTIVE SESSION DISCLOSURE**
Civil Code §4935(e): Any matter discussed in executive session shall be generally noted in the minutes of the immediately following meeting that is open to the entire membership.
- III. HOMEOWNER FORUM (15 Minutes)** **1:00 P.M.**
(3 minutes per member / 15 minutes maximum)
Civil Code §4925(b), 5000(b): The board shall permit any member to speak at any meeting of the association or the board, except for meetings of the board held in executive session. A reasonable time limit for all members of the association to speak to the board or before a meeting of the association shall be established by the board.
- IV. TREASURER'S REPORT / FINANCIALS**
A. Approval of Budget & Reserve Study for FYE 12/31/25
- V. ITEMS NEEDING IMMEDIATE ACTION**
Before discussing any item not on the posted Agenda pursuant to Civil Code §4930(d), the Board shall openly identify the item to the members in attendance at the meeting.
- VI. NEXT MEETING**
The next meeting of the Board of Directors will be held on **Thursday, November 21, at 6:00 pm Executive Session and 7:00 pm General Session** at Optimum's Irvine Office and Via Zoom.
- VII. ADJOURN GENERAL SESSION** **2:00 P.M.**