

Villages Of Pablo Homeowners Association, Inc.
c/o BCM Services Inc | 920 3rd Street, Suite B | Neptune Beach, FL 32266 | Phone (904) 242-0666
Community Board of Directors Meeting Minutes | March 3, 2022

The Board of Directors held a meeting on March 3, 2022 at Villages of Pablo Pavilion at 6:30 p.m. Present at the meeting were John Laurence, Don Colbert, Ed Coulther, Kelly DeWitt and Scott Snyder. Also in attendance was Blaine Anderson of BCM Services.

President John Laurence called the meeting to order at 6:34 p.m.

A quorum was established at the Board Meeting on 3/7/2022.

John motioned to waive the reading of the last board meeting minutes (7/13/2021) and Kelly 2nd.

REPORTS

Old Business (Committee Reports):

- Don wanted to make sure the following was being addressed:
 - Cul-de-sac clearing
 - Newsletter is in process
 - Food Truck issue that Ed will handle
- Scott suggested to have viburnum cut daily when the landscapers are out on property
- JEA street light installation by Falcon Crest and Canyon Falls

New Business

Election of Officers:

- Kelly made a motion to approve the officers and Ed 2nd
 - President – John Laurence
 - Secretary/ Treasurer – Scott Snyder

Assignment to Roles:

- Kelly made a motion to approve the officers and Ed 2nd
 - Landscape – John Laurence
 - Amenity Center – Ed Coulther and Kelly DeWitt
 - Community Events – Don Colbert and Ed Coulther
 - Communication – Jana Colbert
 - Financial – Scott Snyder and John Laurence
 - Community Improvements – John Laurence
 - Al Hansen will pitch in where needed

Budget and Financials:

- Blaine discussed the financials as of 1/31/2022:
 - Money Market Account is \$113,689.03
 - Operating Account is at \$123,299.30
 - Outstanding dues are currently \$178,313.44 but will send an updated list when the February financials are ready.
- Amenity Center Budget
 - Looking into Painting, Roofing, Kidney Pool issue, Sidewalk around the pond.

2022 Planning:

- Amenity Center Projects
 - Working on getting bids and hoping to have quotes in the next couple of weeks for budgeting
 - Removal of the guard shack
- Landscaping
 - John is meeting with Koehn on 3/8/2022 to discuss previous landscaping that needs to be addressed.
 - Need to look into the brush area by Falcon Crest and Canyon Falls.
- 2022 Events:
 - 4/2 Yard Sale
 - 4/9 Sod and Tree Share
 - 4/16 Easter Egg Hunt and Parade
 - 5/12 Fishing Rodeo
 - 7/4 4th of July
 - 9/17 Yard Sale
 - 10/22 Harvest Fest
- 2022 Calendar
 - 6/6 Board Meeting
 - 9/12 Board Meeting
 - 11/7 Annual Meeting
 - 2/13/2023 Board Meeting

There being no further business, the meeting adjourned at 7:38 P.M.

Board of Directors

VILLAGES OF PABLO HOMEOWNERS ASSOCIATION, INC.