

VILLAGES OF PABLO HOMEOWNERS' ASSOCIATION

BOARD MEETING MINUTES FOR TUESDAY 11/7/2023 AT THE AMENITY CENTER

All Directors were present: Tracey Veal, President; Kelly Dewitt, Vice President, Scott Snyder, Treasurer

Also present: Kathy Davitt, Officer/Secretary and Sam Veal, Parliamentarian, Sean Murrell, Attorney and William Hoan and Christine Lamoureux of Property Advisors Management Company.

- 1) Tracey Veal called the meeting to order at 6:30 p.m.
- 2) Protocol reiterated Roberts Rules prevail - Sam Veal appointed Parliamentarian.
- 3) Reading of the Minutes: Scott Snyder motioned to waive the reading of the minutes, Kelly Dewitt 2nd and all voted to approve the waiving of reading the minutes.
- 4) Reports of Board of Directors/Officers

Tracey Veal, President Introduced Mr. Sean Murrell, Attorney, and the representatives from Property Advisors Management William Honan and Christina Lamoureux. It was noted that the transition is still in progress. We were informed there is an email address to contact the Board members for information: vophoajax@gmail.com. Hollie Watson has volunteered to lead committees for some of our 2024 events such as the Fall Festival, Easter Egg Hunt and Bike parade, and is also interested in having a Movie Night at the amenity center as a new event.

Scott Snyder, Treasurer was called on to give a Financial Report. No new information to report. Still working with BCM regarding unapproved payment for volleyball net installation expenses for potential refund.

Kelly Dewitt, VP talked about Community events and who is interested in volunteering. Spring and Fall yard sales and dates for these events will be given later and updated on our website.

- 5) Reports from Committees

Block Captain Kathy Davitt - presented a report stating we will be doing luminaries for all of the community. Luminaries should be delivered to residents around 12/15 to be placed outside on Christmas Eve (12/24). No new Block Captains but need additional volunteers. No additional funding for 2024 for the Welcome baskets. Proposed to the Board and Attorney the possibility of Fundraisers to provide funding for the Baskets like Tumblers and Tote Bags with the VOP Logo. The attorney agreed this could be an option, but asked that we send the information to him prior to us moving forward with a fundraiser.

Security Committee Chairperson Kathy Davitt - VOP is still rated low-crime area and per Crimestoppers only 4 incidents reported in the past 12 months. Provided update from 1st meeting of this committee, proposed 3 prong approach to maintaining safety in our neighborhood. Use of Neighborhood Watch program, upgrading of Surveillance System at the Amenity Center, and private patrolling security to replace off duty officers. Volunteers will have to be in place to institute the neighborhood watch and signage. Sam Veal is getting proposals for upgrades to our cameras at the amenity center to see what we need to provide adequate coverage and Kathy Davitt is working on getting proposals and verifying licenses and references and comparing costs of private security to the off-duty officers. Updates, and hopefully, an instituted neighborhood watch will be in effect prior to the next Board meeting. No motions or votes on any of the proposals at this time.

Amenity Center - Sam Veal stated we need new pickleball nets, will research funding. Need to procure signs for the new amenity center rules that were approved. The bike rack was moved to allow better access to the amenity center. Will investigate ways to close off the parking lot for when the amenity center is closed. Working on setting up Pickleball Clinics and Tournaments along with Volleyball Tournaments.

Technology Engagement - updated VOPJAX website and working alongside the Security Committee to upgrade surveillance.

6) Unfinished Business

Chickens as Pets - Tracey Veal, President stated chickens are not considered pets as per definition in Jacksonville City Statute Section 462.102 (u) and as they are not currently allowed per our Covenants Article V Section 10 specifically states no poultry. To be considered there would have to be an amendment made to our Covenants.

ADA Pool Lift – Per Tracey Veal, President (and Attorney agreed unless outside use of the amenity center by the public) the HOA is not required to install a pool lift. A proposal was given to look into actual cost for purchase and installation and Joe Sawyer and Doris Leprell said they would research and see how many residents may benefit from the lift and alternatives to funding.

7) New Business

Clearview Yard Issues – Tracey Veal has contact information if anyone needs to contact them regarding issues and concerns.

Bob Cowman, Covenants Committee requested to have Board to institute fines at this time. Notification about consideration of fining residents would need to be an agenda item, voted on by the Board and communicated to the entire neighborhood prior to implementing as that would be a change to our current Rules.

Property Advisors Management Transition, procedures, policies and action items to be completed were discussed with William Honan and Christina Lamoureux and the Board.

8) Meeting Adjourned at 8:30 p m