

VILLAGES OF PABLO HOMEOWNER'S ASSOCIATION
BOARD MEETING MINUTES FOR TUESDAY 5/7/2024

Held at Lionshare Cowork Unit 8 13475 Atlantic Blvd.

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

Also present were: Kathy Davitt, Officer/Secretary, Sam Veal, Parliamentarian, and Bill Honan, Michelle Moran, Vickie Whitaker (P.A.M.)

Tracey Veal called the meeting to order at 6:35 pm reiterated Robert's Rules prevail.

Reading of the minutes: Kelly Dewitt motioned to waive the reading and approve the minutes from meeting of 2/6/2024 Tracey Veal 2nd

Tracey Veal voted yes, Kelly Dewitt voted yes, Scott Snyder voted yes

The minutes were approved as they stand.

NEW BUSINESS:

Financial report was provided by Scott Snyder, Treasurer

Current financial status- PNC Bank balances \$165,218.00 with \$2100.00 ytd interest on MMA/\$500 checking balance, Alliance Bank operating account \$206,000.00. As of this meeting there are \$33,546.30 outstanding dues for 2024 and previous years.

Budget for 2025 was discussed by the Board and P.A.M. and it was decided to start the budget process in July in order to have proposed budget figures mailed out to all homeowners along with the Annual meeting notice. *(per our Bylaws notice has to be mailed out not more than 60 days nor less than 14 days prior to the annual meeting.)

Michelle Moran, Vickie Whitaker and Bill Honan along with the board viewed the Frontsteps system. It was noted that Frontsteps only show invoices submitted/paid and not deposits which are reflected on Alliance Bank statements

only. Verification that approval by Scott Snyder for bills to be paid must be received by Friday morning at the latest as checks are cut and paid Friday afternoon. Also noted by the board were concerns regarding lack of detail on GL and P.A.M. acknowledged.

Overdue assessments were discussed by the Board and P.A.M. noting that 60 notices for overdue assessments were sent out, which seemed high compared to previous years. Some of the balances were very small due to homeowners paying the amount of the previous year and not including the increase. The question was raised as to whether or not P.A.M. could set a tolerance for balances below \$20.00 to be systemically added to next year's assessment instead of continually being billed each month which costs the community more than the balance due. Bill Honan said P.A.M. would check on that and let us know if it could be done.

UPCOMING COMMUNITY EVENTS

Fishing Rodeo Saturday May 18th will be the same budget as last year of approximately \$500.00 and Dave and Julie Risha will be the Chairpersons for the event.

Summer Movie Night- the volunteers who put together the December movie night indicated due to the lack of attendance they would not be pursuing this.

July 4th Celebration Jana Colbert, Hollie Watson will chair the event and have reserved the bounce house and DJ. Budget will be the same as last year. With the increased food prices, we will plan to have more hot dogs and fewer hamburgers. Residents will supply the side dishes. There was discussion about fireworks, specifically that our insurance policy doesn't cover pyrotechnics. Although the fireworks are not part of the community sponsored Independence Day Celebration, they are held immediately afterward in the same area so it could be considered implied consent. Sam Veal will discuss insurance with Greg Pall and if needed, the Board will check with our attorney regarding fireworks on what we need to do.

Food Trucks: The idea was raised to possibly bring back food trucks for the summer months. Many of them now want guarantees, which we are not able to

provide, but it was stated that the Amenity Center Committee will look into possibly having a vendor that doesn't require a guarantee to come out on the 1st Wednesday of the month to see how it goes. There was also interest in having the ice cream truck that drives through the neighborhood, come to the amenity center.

COVENANTS COMMITTEE /VOP INSPECTIONS

Michelle Moran stated she was doing inspections on a quarter of the neighborhood each week which started the end of April. Letters were sent out to 22 houses. Feedback was given that the letters were vague (indicating unsightly appearance) but need to include the specific violation from our general property standards. The board discussed options for violations accountability when homeowners don't respond to the friendly reminder letters, including fines and hiring someone to do the work and billing the resident, which are all included in the covenants. No final decision was made. Tracey Veal mentioned that Bob Cowman resigned as Chair of the Covenants Committee. We will do outreach to ask for more volunteers to help fill this committee.

OLD BUSINESS

The Board discussed a new request for an exception to reasonable accommodation that was approved by the Board at the February 6th meeting. The exception requested was to allow the portable pool lift to be stored at the amenity center instead of being transported each time.

Discussion included the liability to the community of storing personal property and lack of storage area available. Motion was made by Tracey Veal to deny the request to have the portable pool lift stored at the amenity center. Kelly Dewitt 2nd. The motion was carried to deny the request.

Cluster Mailbox Replacement on Crystal Cove Dr Update:

Bill Honan (PAM) left a message with Congressman Aaron Bean since multiple calls to the Post Office over the past five months have not produced a response other than we are on a list with the maintenance department but no timeframe was provided. It was discussed that an insurance claim was filed, but not sure if VOP

made the claim regarding destruction of the mailbox and if that would help expedite the replacement.

P.A.M. sought quotes for several electrical repairs (light at tennis court, light in the storage shed and light for the fountain in the lake). Liberty Electric who serviced the community previously said they were only handling regular customers and would not come out. Another quote for was for \$3,000 to replace the LED light at the tennis court since a lift would need to be rented. A third quote is forthcoming. A quote on the masonry wall repair at the south entrance was approximately \$4,000. We will hold to see if the road construction may be the cause of the cracks and if we're able to pursue getting that paid for.

Security Options: Tracey Veal kicked off a discussion about what a private security company (Proteus) could provide for us that the JSO security officers cannot (this information was brought forth during the February 6th board meeting by the security committee, chaired by Kathy Davitt). We have little control over the schedule for the JSO officers, since the shifts have to work around their JSO schedules. Also, we pay \$588/month for the officer scheduling the patrols. Proteus offers three patrols per day, seven days a week and will make the final patrol at the closing of the amenity center to ensure all members and guests are out of the facility. Tracey Veal motioned to discontinue the off duty officers at the end of May since there is no contract in place and commence a 90-day trial period of Proteus Protective Services to begin June 1, 2024 thru August 30th. Scott Snyder 2nd. Kelly Dewitt abstained from voting. Tracey Veal Voted Yes, Scott Snyder Voted Yes. The motion was carried by majority.

The board will continue to look into upgrading security cameras, making repairs to the amenity center fence and gate and consider having some type of pool monitor. P.A.M. will assist with proposals.

Motion to adjourn was made by Tracey Veal, 2nd Scott Snyder Tracey Veal, Kelly Dewitt, Scott Snyder all voted AYE Meeting was adjourned at 8:36 p,m.