

VILLAGES OF PABLO BOARD MEETING MINUTES

May 6, 2025

Villages of Pablo Amenity Center

1. Meeting called to order at 6:02 p.m.: Kathy Davitt, President, Vicki Andrews, Vice President, Lorraine Beall, Treasurer, Kay Little, Secretary and Blaine Anderson (TPAM) present.
2. Meeting protocol – Roberts Rules/Signup for comments: Explained the Board's use of Roberts Rules of Order and encouraged anyone who has questions to sign-up.
3. Reading or waiver of reading of the minutes from previous Board meeting of 3/4/25: Motion was made to waive the reading of minutes by Lorraine Beall, 2nd by Vicki Andrews.
4. Reports:
 - a. Financial report – Blaine from TPAM reported:
 - i. As of March 31, 2025, because April has not been completed yet, the Operating Account has \$208,400.00 the Money Market account \$170,649.00
 - b. Collections to Date – Blaine reported:
 - i. At the end of March 31, 2025, outstanding assessments were at \$66,736 but as of today we are at \$50,000. We will start sending out the notices of late assessment letters with a 30-day due date. After the 30 days the collection company has been directed to hold the notice of intent to foreclosure, which would be another 45 days. so the board can look at those who are still in arrears before the notices are sent.
 - ii. We did receive the \$10,000 check due back from an overpayment to our insurance company.
5. Old Business – from last meeting:
 - a. Lawyer for the HOA – Since the last Board meeting we met with the several lawyers that we had received proposals from. Motion was made by Kathy to hire the law firm of McCabe and Ronsman, Vicki seconded, all in favor aye, motion carried. The contracts will be posted at TPAM portal <https://portal.goenumerate.com/login> for anyone who would like to look at them. McCabe and Ronsman will also be performing the collections going forward.

6. New Business

- a. Janitorial Service contract –We reached out and received several bids for new janitorial services for the Amenity Center area. Jani-King was chosen as the new janitorial service while saving us money. Jani-King is a leading expert in the commercial cleaning industry and will provide services weekly to the restrooms, pool areas, pavilion and tennis court area. The motion was made by Kathy to choose Jani-King as the new janitorial service. Lorraine seconded, all in favor aye, motion carried.
- b. New Website Creation Contract: April Hartwich and Hanne Volkaerts, VOP residents, had proposed to the previous Board designing a new comprehensive and user friendly website for the community. Located on this website will be helpful community information, links to our management company, community calendar and state required postings. Newsletters will be posted here and on FB but printed copies will be distributed to those members still preferring this delivery method, after they notify us, saving us printing and mailing costs. Kathy motioned to vote in favor of replacing our current website with this new website. Vicki seconded, all in favor aye, motion carried.

7. Covenants Committee: The Covenants Committee brought forth proposed changes to the board for the VOP Property Standards and Associated Covenants. The Board will review, any changes and they will be sent out to the neighborhood and will be included on the agenda for the next board meeting where we will vote on the proposed changes. The changes will only be implemented after the vote by the Board and residents have been notified of the changes.

8. Proposed addendum for Short Term Rental usage adding, information to make minimum rental of at least 6 months (i.e. restrictions of any type of rental in our community Airbnb, Vrbo, Swimply, Peerspace, etc., since we are not zoned for vacation rentals in RLD60).

- a. We look to form a committee to make sure we are following the process of implementing proposed amendments to our Covenants and By-Laws according to State statutes, and local ordinances.
- b. We also want to address a possible amendment to our by-laws to make our election procedures and voting procedures easier understand and to accomplish. Rules for Proxy collection for Limited and General Proxies for

Members meetings. This could be done by the same committee or a different committee.

9. Security Committee Chair and volunteers: The Board is looking for someone to chair the Security Committee and volunteers. The Chair and volunteers will be looking at our current system at the amenity center and working with Proteus Protective Services to make recommendations to make our community more safe and secure.
10. Landscape/Communication/Amenity Center Chair and volunteers: Vicki reported:
 - a. A big thank you to Matt for fixing the library door and front entrance signs and our other volunteer who helped with the new bench and all of the other volunteers for events, and assistance.
 - b. Looking for volunteers for any of these committees.
 - c. We are looking at the area around the basketball court and the trees due to the rain and sinking of the concrete. The area needs trenching, French drain, and cement repair to the basketball court.
 - d. We are actively seeking fence repair bids to address and repair 4 sections
 - e. We are looking at getting bat boxes put up around the Amenity Center to help with pest control in a natural way.

Questions were taken from the floor. Back perimeter was brought up again and Board will continue to look in to the issues. Resident gave positive feedback on Bland Landscaping. Most other questions concerns by neighbors were brought up while discussing the STR proposals. Resident gave positive feedback on the Board and the meetings.

Next two Board meetings will be held July 1st at 6:00 and September 2nd at 6 at the Pablo Creek Regional Library, 13295 Beach Blvd due to heat and weather concerns

was made to adjourn the Board meeting by Kathy Davitt and 2nd by Lorraine Beall All Aye.

Meeting was adjourned at 7:10 p.m.