

VILLAGES OF PABLO BOARD MEETING MINUTES FOR

August 6, 2024 at Lionshare Cowork

Meeting was called to order by Tracey Veal, President at 6:30 pm

Sam Veal, Parliamentarian at the bequest of the President went over Roberts Rules and member inquiry protocol.

Present: All Directors Tracey Veal, President; Kelly Dewitt, Vice President; Scott Snyder, VP/Treasurer. Also present Kathy Davitt, Officer/Secretary and P.A.M. Management company representative Bill Honan.

Motion was made by Tracey Veal to waive and accept the previous board meeting minutes from May 7, 2024. Kelly Dewitt, 2nd and all voted Aye. Motion carried.

New Business:

Financial report was given by Scott Snyder, Treasurer and figures given were for Alliance Operating Account from P.A.M. Balance sheet dated 7/31 \$157,657.94 and PNC Money Market Account \$165,721.99. Per Scott Year to date interest earned of \$3782.00 on the MMA.

28 Accounts in arrears for dues owed over \$100.00 and letters have been sent to give the residents notice that unless the dues are paid within 14 days of the date of the notice their fobs will be deactivated. They will also not be able to vote at any members meeting.

Kelly Dewitt brought up 2025 dues grace period of 90 days and was verified by Tracey Veal that it was voted and approved in the February meeting to allow the 90 days and he brought up the MMA rate and the date the account was opened since the rate was for one Year. (Research showed that the PNC MMA was opened 12/1/2023 with \$116,455.01 and then the balance of our operating account from BCM went into the PNC MMA account on 1/8/2024 \$46,798.96.)

Budget for 2025 will be tabled at this time and P.A.M. will have budget worksheet by the first of September.

Common Area Repairs/Concerns:

Noted graffiti on the brick wall. Got quote from Krystal Klean for that, the pool deck and the tennis court. Will be determined at a later date.

Got quote from Destiny Electric to change LED light with lift on tennis court working on getting the lift and other electrical issues addressed.

Fountain light company not responding to the vendor that requested replacement. Will get opinion from new management company.

Restrapping lounge chairs. Got quote. Will need to deliver chairs to the repair person may do them in the fall (only 6 chairs).

Irrigation issues causing sod to need to be replaced. Still not functioning correctly

Insurance Claim for reimbursement of the \$2950.00 Cluster Box that was destroyed by a resident that the HOA paid for Bill Honan said claim had been filed but was not sure who with. He said he would follow up to make sure it was filed correctly.

Brick wall repair due to construction and who to contact. Kathy Davitt stated needs to be documented and presented to the city and or company and also stated would give the contact information to the Board.

Security Cameras we have gotten a couple of quotes but will defer this until consulting with the new management company.

Tracey Veal brought up looking at doing a Reserve study and may do that with the new management company.

Redoing the Bathroom locks since they are do not duplicate keys and stock is difficult to find for replacement and the fobs and keys will be turned over to the new management company. Sam Veal stated July he reissued 17 keys and got additional 40 keys from supplier.

House Bill 1203 changes for 2024 and by January 1, 2025 to make website with more information available to all residents and will be working on this with the new Management company that will be taking over on October 1st. Also brought up was the requirement newly elected directors will be required to take a course within 90 days of election for certification.

Discussion was brought up about parties at the amenity center and what, if any, limitations the board would impose. Discussed the proposal of having individuals purchase insurance for events. Also talked about setting a number for party attendees to 25 total. Per our liability policy guests who were not residents would be covered. Survey results showed that residents did not want it regulated by reservation. Signage should state no lifeguard on duty/ swim at your own risk. No vote taken at this time. Suggested to bring up at the Annual Homeowners Meeting.

Proteus Security Discussion regarding proposal to continue their services with a year contract after the end of their 90 day trial 8/31 at the same budget of 1900.00 per month. Tracey Veal made a motion to sign contract effective September 1, 2024 for one year. Kelly Dewitt 2nd and all voted Aye Motion carried.

Discussion was had about the new management company Total Professional Association Management (TPAM) to go ahead and take over for P.A.M. Tracey Veal made motion to have

TPAM take over property management as of 10/1/2024 with start of transition from P.A.M. asap. Kelly Dewitt 2nd all voted Aye. Motion carried.

Committee reports:

Landscaping : John Laurence likes that new management company is familiar with landscaping issues. Not happy with Brightview and wants to hand off the responsibility to the new management company. John Laurence stated should add 10% to budget for landscape for 2025. Board will discuss irrigation expenses with new management company.

Fall Festival: will be 10/19/2024 Jana Colbert stated will be catered by Bono's, Bounce House, Cornhole, DJ, cake walk and maybe a costume contest. Volunteers will serve per hour.

Scott Snyder announced that at the close of the meeting he would be resigning his Director position due to a promotion and a conflict of interest for him. Tracey Veal stated that they accepted his resignation, and he turned over all the PNC banking documentation. The Board thanked him for his years of service.

Tracey Veal announced that Don Colbert, prior long time Board member, had agreed to come onto the Board on an interim basis as Director/Treasurer until the Annual Meeting and Made motion of same. Kelly Dewitt 2nd and all voted Aye. Motion Carried. Don Colbert stated he is glad to be of service to Villages of Pablo.

Questions/Concerns:

John Laurence made a statement about Covenants inspections, policies and procedures and how they should be carried out. Recommended that this process start as soon as possible with the new management company since P.A.M. was not consistent with the process and we have a full Covenants Committee at this time.

Colleen Iacuzzo had questions about why bathroom replacement keys are 35.00 when they were \$5.00 last July with BCM? Tracey Veal said New Management company stated cost of key includes processing fee. So 70.00 for both fob and key or 35,00 apiece to replace. Concerned about new sidewalk and the height of everything along the front of San Pablo may cause water retention issues.

Curtis had concerns about the safety of parking in blind spots on the street and around curves. May need to check with City for codes or Proteus to see what can be done if anything.

Vicki Bell Andrews brought up concerns about getting better and more consistent communication from the Board as not all residents are on the email from vop hoa and the board does not want to use FB. She recommended somehow getting information to all residents on a monthly basis.

Kelly Dewitt motioned to adjourn the meeting at 8:34. Tracey Veal 2nd and all voted AYE.

Meeting was adjourned at 8:30