

The Board of Directors held a meeting on June 6, 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 6:40 p.m. This was also held via Zoom.

A quorum was established at the Board Meeting on 6/6/2022.

Kelly DeWitt motioned to waive the reading of the last board meeting minutes (3/3/2022) and Scott 2nd.

REPORTS

Old Business (Committee Reports):

- Amenity Center Updates
 - New Roofing on all the buildings
 - Guard Shack was removed at no cost to the association due to volunteers
 - Pool Chairs are due to be restriped
 - Palms being moved to Lap Pool
 - Queen Palm being added
 - Area by the entrance is being resodded
 - Pool Tiles to be glued
- San Pablo Road is still in progress and looks to be completed by 2024, April
- AT&T Fiber install is about 1/3 of the way to be done and issues are handled by Ashley at 904-312-0311
- Landscape
 - Addressing the dollar weed issue
 - The walking path to be trimmed by Koehn for walkers and bikers

New Business

UPDATED GUIDELINES FOR COVENANT COMMITTEE AND ENFORCEMENT

- Scott made a motion to approve the Enforcement Process that was presented with the addition of the verbiage to add the hearing before the board.
 - Kelly 2nd
 - Passed 5-0
- Committee agreed to the Guidelines and their qualifications and responsibilities. The committee will consist of the following homeowners:
 - Dorothy LaRosa
 - Chris Kelly
 - Kathy Davitt
 - Bob Cowman
 - Dennis Depriest
 - Pending the additional member of David Kolster

UPDATED VILLAGES OF PABLO STANDARDS AND COVENANTS

- Reviewed the updated Standards and covenants with the changes from the committee
 - Ed Motioned to add the changes
 - Kelly 2nd
 - Passed 5-0

Budget and Financials:

- Blaine discussed the financials as of 5/31/2022:
 - Money Market Account is \$113,998.26
 - Operating Account is at \$224077.42
 - Outstanding dues are currently \$26,234.90

Update on Block Captains

- Kathy Davitt stated that 26 people have volunteered

There being no further business, the meeting adjourned at 8:14 P.M.

Board of Directors

VILLAGES OF PABLO HOMEOWNERS ASSOCIATION, INC.