Veterans Villas I Homeowners Association, Inc.

Board Meeting Minutes

October 29, 2024 (reschedule)

Call to Order: Meeting was called to order at 5:06 PM.

Quorum: Quorum was established with the following members present:
Theresa Ann Torchin, Kay Finkelstein and Chris Mullen. Karen Wiseman was also in attendance. Jean Imperatore and Mark Salguiero were excused.

Minutes: Minutes were accepted and approved without change. Motion to accept/Chris; Seconded Kay.

Financial Report:
Financial Reports for July, August and September were reviewed and accepted without change.
The ending balance for the quarter was $92, 661.96.
To date, Munyan painting has been paid $26,100.
There were no sales. Delinquencies have been addressed.
As a not for profit corporation, members of the Veterans Villas I HOA Board of Directors will be required to submit information to Homeland Security in compliance with the BOI (Beneficial Ownership Information) system.
The 2025 Budget was approved unanimously.

Unfinished Business:
The majority of the painting project has been completed. A small punch list of items remain which will be subject to final inspection by the ARC chair and funds released subsequent to completion
Station 17 and the accompanying traffic signal for Veterans Villas Drive are back on track and should be completed and operational soon.
The Board will go forward with new website postings, updated ARC requirements, officer training, disclosures and fine restructuring. Most requirements are already being met by the HOA.

New Business:
The documents for the Annual Mailing were reviewed. Some changes were made to create a four-page mailing to save on postage. Package will be printed and mailed out by the end of November.
The Board signed a Right of Entry Agreement with Pasco County Dept of Public Works to allow them to clear the drainage ditch at the far end of the field near the VFW. Their assessment was that our area was in good shape and clearing this remote section would allow water to flow unimpeded. There was no charge to the HOA.
The ARC guidelines were reviewed. The addition of two Owens Corning roofing colors to the GAF and Certainteed options (Antique Silver and Amber) was unanimously supported. The rules for metal roofing, plywood panels, ev charging stations and personal vehicle parking will be addressed further after a rough draft of these guidelines is created.
Adjournment of Meeting: Meeting was adjourned at 6:05 PM.

Next meeting Tuesday, January 21, 2025 at 5:00 PM.
In person/virtual hybrid

Annual Meeting Tuesday, January 28, 2025 at 7:00 PM
Virtual

Respectfully submitted
Theresa Ann Torchin for Jean Imperatore