Joint Annual Meeting: Veterans Villas Phase I and Phase III
January 28, 2025

The Annual meeting was called to order by president Theresa Ann Torchin at 7:00 p.m. The Pledge of Allegiance was recited and the meeting then began. Letter of Resignation of Jean Imperatore was read.

There were 14 people in attendance, including all the board members, Theresa Ann Torchin, Kay Finkelstein, Chris Mullen, Stacie Segal, and Mark Salgueiro. Karen Wiseman was also in attendance.

2024 Annual Meeting Minutes were reviewed and approved; Moved by Chris Mullen/Seconded by Kay Finkelstein.

2024 End of Year Financial Report
Phase I - $48,714.28
Phase III - $60,956.56

Legislative Update:

In order to comply with new Florida Statutes, the Architectural Guidelines and some deed restrictions will be modified.

Roofs: New roofs do not need to be installed at the same time on adjoining villas. Metal roofs that mimic shingles will be allowed.

EVC stations: May be installed according to Architectural Guidelines and with the appropriate electrical guidelines and permits.

Vehicle Parking: Privately owned vehicles will be able to park without restriction. Trucks, wrapped vehicles and work vehicles, as long as they have personal, not commercial, tags and are registered to the resident will now be able to be parked without cover. First responder vehicles are exempt from the personal tag rule and can park without restriction.

The HOA can no longer fine residents for trash cans left at curb 24 hours before to 24 hours after pick-up.

The minutes and agendas of meetings must be posted online.

All directors and officers must undergo 4 hours of training annually. The directors and officers have been scheduled for a class on February 18, 2025.

Station 17 update:

Still waiting on special glass for the Grand Opening. Traffic signal has been installed but may take some adjustment on drivers' part to get used to it as some block the intersection.

Painting Project:

Door Frame and touch up is still underway. Delay due to weather. Extra touch up paint is available. Please contact Theresa Torchin.

Phase I Pop-up drains:

The original installation of the drainage system has difficulty keeping up with the storm water we have seen. The pop-up drains are cleaned annually. This year additional rocks will be installed and missing covers replaced.

Tree Trimming:

The palm tree in Phase I and the overgrown trees along the barrier with FGUA in Phase III will be trimmed this spring.

Debbie Freeman volunteered to join the Fining Committee for Phase I taking the position previously held by Stacie Segal who is now Secretary of the Board of Directors.

Open Discussion:

Dog Walking Violations: Walking dogs without cleanup has become a problem. Pictures of residents in violation should be submitted to the HOA and Animal Control, when possible, for action to be taken.

Laundry Violations: Laundry being hung up on front patios was addressed.

Tenant/Resident In-Home Business Violation: Tenant's home possibly being used as a daycare was reported. HOA will follow up with owner of property.

Vehicle Parking Violations: Three car parking and RV parking were addressed.

Children's Play Equipment Violations: This was addressed occurring with multiple villas.

The meeting was adjourned at 7:38 p.m.

Respectfully submitted,

Stacie Segal, Secretary