BOARD MEETING MINUTES PHASE I

Date: July 15, 2025
Time: 5:30 pm – 6:15 pm
Location: Hybrid – In-Person & GoToMeeting

Agenda:

1 - Call to Order
2 - Quorum Established
3 - Review/Approval of Minutes
4 - Review/Approval of Financial Reports
5 - Unfinished Business
6 - New Business
7 - Board Members Open Discussion
8 - Adjournment of Meeting

Minutes:

1 - Call to Order

The meeting was called to order by Theresa Torchin at 5:30 p.m.

2 - Quorum

A quorum was established with the following members present: President Theresa Torchin, Treasurer Kay Finkelstein, Secretary Stacie Segal, Director Mark Salgueiro and Vice President Chris Mullen. Also attending was Karen Wiseman.

3 - Minutes

The minutes from the previous meeting were accepted and approved without change. Motion to accept by Theresa Torchin, seconded by Kay Finkelstein.

4 - Financial Reports

A: The monthly financial reports for April, May and June were reviewed without change. The balance for the quarter was $53,497.39. Discussion on adding the Sunbiz and the Website costs into Administration. Motion to accept by Theresa Torchin, seconded by Kay Finkelstein. This was voted upon and accepted unanimously.

B: Phase I was not on budget. The budget was revised due to the following:

1 - Additional drainage maintenance services are required from Florida Aquatic Services.
2 - Rising Insurance premiums.
3 – A budget line was added for federal taxes.

Motion to accept by Theresa Torchin, seconded by Kay Finkelstein. This was voted upon and accepted unanimously.

C: There was one sale at 3007 Wainright.

D: There were three delinquencies.

5 - Unfinished Business

A: Website Updates as required by new legislation:
Records Request Procedures can be done through our website or through written requests.
Motion to accept by Theresa Torchin, seconded by Kay Finkelstein.

B: Installation of Notice Board was completed and posted is a map of each section of Veterans Villas, upcoming meetings and contact information.

C: New ARC guidelines were recorded with Pasco County, posted to the website and disseminated to the membership.

6 - New Business

A: Refinancing Form Fee for single family attached townhome will be $175. This motion was voted upon and accepted unanimously.

B: 2025 Florida Legislative changes will not allow use of debit cards.

C: Continuing education classes will be either four or eight hours. There is no information on upcoming classes available at this time. No training is required in the year the director initially certifies.

D: Tree work will cost $450 to remove the dead Maple at the front entrance and $375 for the Oak tree behind Bradley Court at the ditch line to be trimmed. This was voted upon and accepted unanimously.

7 - Board Members Open Discussion

A: Stop sign at Veterans Villas Drive and Seven Springs Boulevard to be removed due to it causing a hazard and confusion with the stop light signal.
B: Removal of names of individuals or HOA Board members reporting violations or issues from emails and text messages.
C: Increasing HOA fees if necessary for next budget year.
D: Suncoast News delivery ending due to becoming waste in our waterways and drains.

8 - Adjournment of Meeting at 6:15 p.m.

Next HOA Board Meeting is Tuesday, October 21, 2025 at 5:30 p.m.
Hybrid in-person & GoToMeeting.