Veterans Villas I Homeowners Association, Inc.

Board Meeting Minutes
January 21, 2025

Call to Order: Meeting was called to order at 5:20 pm. Theresa Torchin read the resignation letter of Jean Imperatore.

Quorum: A quorum was established with the following members present: Theresa Ann Torchin, Kay Finkelstein, Chris Mullen, Mark Salgueiro and Stacie Segal. Karen Wiseman was also in attendance.

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

Financial Report: Financial Reports for October, November and December were reviewed with change. The ending balance for the quarter was $48,714.28. Motion to Accept/Theresa; Seconded Kay.
There were no sales. Delinquency at 3007 Stilwell Ct.

Unfinished Business: Only touching up some door frames for painting is left to be done due to inclement weather conditions. Station 17 is waiting on the arrival of special glass to be operational. The on demand light is operational.
There are 39 Contact Information Forms outstanding.

New Business:
In accordance with Florida Statute:

- **Board Agendas are now posted on Website.**
- **Fines will no longer be assessed for leaving trash receptacles at curb except on Sunday.**
- **Work vehicles are allowed to park except for a fleet vehicle not owned by the resident. Vehicles must have personal, not company tags. First responders are exempted and are allowed to park official vehicles.**
- **Board Members will train for Officers/Directors Certification with an attorney online class.**
- **ARC guidelines will be amended to remove requirement that adjoining roofs must be installed at the same time with the same material. Guidelines will be included to address metal roofs that have a shingle appearance.**

- **Guidelines will be implemented regarding EV stations, permits, electricity, Pasco County guidelines. Theresa will be checking with the County for information.**

Phase I pop-up drains will be cleaned out by Craft Tech Property Services, Inc. before the next meeting.

Installation and organization of new Board: President: Theresa Ann Torchin - Nominated/Stacie; Seconded Kay. Vice President: Chris Mullen - Nominated/ Theresa; Seconded Kay. Secretary: Stacie Segal - Nominated/Theresa; Seconded Kay. Treasurer: Kay Finkelstein - Nominated/Stacie; Seconded Chris. Director: Mark Salguiero - Nominated/Theresa; Seconded Chris.

Board Members Open Discussion: Effect of JD Parker rate increase. Effective date of new website contract fees. Craft Tech Property Maintenance, Inc. upcoming contract renewal.

Adjournment of Meeting: Meeting was adjourned at 6:09 pm.

Next Board Meeting Tuesday, April 15, 2025 at 5:30 pm.
(hybrid in person/virtual GoTo Meeting.)

Annual Meeting Tuesday, January 28, 2025 at 7:00 pm.
(hybrid in person: for directors; GoTo Meeting for membership)

Respectfully submitted
Stacie Segal/Secretary