

Valley Wood Monthly HOA Meeting

Date: March 15, 2022

Time: 7:00 PM

Location: Tall Pines Clubhouse

Call to order 7:00 PM by Jill Bell-President.

Board members present: Cathy Westerman, Lynda Leonard, Dennis Babe, Diane Zenchuk, Marian Pope and Craig Kirby from Parklane, a quorum was established.

Proof of Notice of Meeting was posted on site, email and Tall Pines Newsletter Calendar

Pledge of Allegiance

SECRETARY'S REPORT: Lynda - Approve minutes from previous board meeting:

A motion to waive the reading of the minutes from the last meeting as posted on Tall Pines website, motion made by Jill, 2nd by Cathy, all in favor, motion carried

TREASURER'S REPORT: Dennis

Monthly Income is \$14,803. Monthly expenses are \$15,651 for a Deficit of \$848.

Year to Date Income: \$179,010 YTD Expenses \$178,632 for a Surplus of \$378.

Accounts Receivable (Owners Owe) \$757

Operating (Checking) Account: \$48,369

Reserve Funds: Roof= \$115,332, Painting = \$42,755, General= \$95,418, Total of \$253,505

Total Operating & Reserve Funds = \$301,874

Fiscal Year 2021-2022 Actuals Compared to Budget:

Income: Actuals \$179,010 compared to Budget \$177,744 for a positive variance of \$1,266

Expense: Actuals \$178,632 compared to Budget \$177,745 for a negative variance of (\$887)

Bottom line: a positive result of \$379, a nice job of creating the 2021-2022 budget and sticking to it!

COMMITTEES:

- Architectural - nothing to report
- Maintenance – Jill gave update on gutter, carport, soffit and fascia cleaning to be done in April
- Fines - nothing new
- Welcoming – nothing new

OLD BUSINESS:

1. LaQuinta Pond – nothing new
2. Once again, please send Parklane your current address, Florida and elsewhere, including your email address. If you would like to be in the Tall Pines directory, fill out the owner profile form available on the Tall Pines website and submit to Ameritech. It is very important to have your information updated.
3. As always, if you have a concern within the community or any services provided for our community, please let Parklane or a board member know so the situation can be addressed.

NEW BUSINESS:

1. The Board will be walking around checking for items that need attention. If your Villa patio (Front and back), driveway or front entrance needs cleaning or trimming on the outside please do so.
2. Annual Meeting Opinion Poll:  
Jill read the board's response (see the full response below) with a motion to table the rental amendments by Jill that was seconded by Diane. Followed by discussion where a homeowner raised a concern over the appearance of a neighbor's front and not addressing the rental amendments. The board heard the concerns, appreciated being informed of the concerns but continued to support the reasoning for not pursuing the amendments and voted to table it, all in favor.
3. Reminder, if selling your unit, inform Realtor of amenities, i.e. no pool, golf course or restaurant.

OPEN FORUM:

1. Sue MacQueen asked about a bill from Green Thumb with a response that it is already being looked at.
2. Sue MacQueen raised concern over the cost of the Tall Pines newsletter, of which she was redirected to share this with Tall Pines.
3. Sue MacQueen brought up the cost of the garbage and recycling with a response that we didn't have the contract in front of us but will get it and look into it.
4. Sue MacQueen asked for a status on the two roof repairs:
  - a. 7617 Oakmont – Craig's response being the repair estimate is received with the deposit pending approval
  - b. 10700 LaQuinta – Craig understood that the repairs were complete.

Next meeting April 19, 2022, 7:00 PM at Tall Pines Clubhouse

Jill made a motion to adjourn, 2nd by Lynda, all in favor, Adjournment time 7:42 PM

Respectfully submitted by Lynda Leonard, Secretary, Valley Wood BOD

## 2022 Valley Wood Opinion Poll Response

The results from the Valley Wood HOA Opinion Poll have been tallied. First and foremost, thank you to all who responded. Unfortunately, only 41 responses were received, out of the 92 residents, or only a 45% response rate. Because of this low response rate, the board feels this is not a good representation of our community and is keeping this in mind during our review of the results at a board workshop on February 28th.

**Question 1** - regarding a rental percentage cap, 95% of the responses were yes.

**Question 2** - in regards to changing the 90 day duration of a rental, 56% of the responses were yes. Contrary to these results, the board felt amendments for these questions are not needed at this time, with the reasons being:

1. Again, an overall low response rate.
2. There are good controls in place with the existing rule that requires homeowner and/or renter applications to be filed, with a corresponding approval process by the board and the property management company.
3. There is a lack of information about our 92 residents that allow us to make an informed decision, as well as providing us with the information to create a process to enforce a "rule".
4. Based on what we do know (or at least have a reasonable sense about it), there are currently little to no issues and historically, this is not an issue that has gotten out of control.
5. In regards to insurance or mortgage property values, companies have to look at all the properties surrounding us, not just the 92 properties in Valley Wood. The other communities around us have to also be considered.

**Question 3** - the splitting of our monthly HOA fees between Tall Pines and Valley Wood came in with a unanimous response of no. One of the reasons for doing this was to address the late and/or delinquent monthly HOA dues and the financial burden it placed on the Valley Wood finances. As the Treasurer, Dennis Babe looked back on the last 4 months of late and/or delinquent dues to see that the carryover from month to month was minimal to none. Even without a deeper dive into the cost of splitting the dues, i.e. coupon books printing, an additional check, envelop and postage by the manual check writing owners, etc., the board feels this is not needed and will stick with the motion by Jill in the regular January monthly meeting to table this item.

**Contact Information** - Because of the contact information that was provided, 8 email addresses were either updated or added, contributing to number of residents we can make contact with via email when news, activities, issues, etc. need to be communicated.