

## Valley Wood Homeowners Association

**Date: Tuesday March 21, 2023**

**Time: 7:00 PM**

**Location: Tall Pines Clubhouse**

### Meeting Agenda:

1. Meeting called to order at 7:03 PM by Jill Bell - President.
2. Board members present: Jill Bell, Dennis Babe, Betty Mayeux, Diane Zenchuk, Marian Pope, Richard Bremer, Parklane Management. Absent: Cathy Westerman
3. A quorum was reached
4. Attendance counts: 11 in person, 1 via Zoom
5. Proof of Notice by email & posted on Tall Pines Property
6. Pledge of Allegiance

### Secretary Report - Betty

Betty Mayeux made a motion to waive the reading of the previous minutes and accept them as recorded on the Tall Pines website, 2<sup>nd</sup> by Jill, all are in favor, motion carried

### Treasurer Report - Dennis

February was the end of our fiscal year 2022.

1. When looking at the actual amounts compared to the budgeted amounts, we have a surplus of \$4,353 for the year.
2. This surplus is mostly due to over budgeting for our lawn care expense, of which we have adjusted in the 2023 budget.
3. We also had an income offset by one owner's lack of payments but since the first of January has been making restitution payments along with the monthly dues.

February Treasurer's report:

- Monthly Income \$16,186; Expenses \$14,647; Net \$1,539
- The surplus is primarily due to the February lawn treatment yet to be billed in March.
- YTD Income \$193,539; Expenses \$189,186; Net \$4,353
- Operating Account \$49,916; Account Receivables \$3,487
- Reserves: Roof \$139,157; Paint \$50,712; General \$113,662; Total Reserve \$303,531
- Total Operating & Reserve Funds \$353,446

### Committees:

1. **Architectural:** Nothing
2. **Maintenance:** Carport gutters and house gutter annual cleaning started on Monday. Also, getting 3 quotes on replacing fascia on carports with downspouts.
3. **Fines:** Nothing
4. **Welcome:** Nothing

### Old Business

1. Still looking for carport work quotes. Jill and Richard Moore are getting 3 quotes
2. Common area work approved by Tall Pines on Millriver, Bayhill Ct. and Chenequa Ct. Work started March 20<sup>th</sup>.

## **New Business**

1. Does anyone want to look at our Amendments and Bylaws, possibly a committee, to see if we should make any changes? The cost is approximately \$3000. This topic was brought up at the Tall Pines meeting. We will try to get a committee of 3 to review documents and bylaws. We will put any pending changes on the next annual meeting mailer for residents to vote on. Check Florida Statutes
2. Saturday March 25<sup>th</sup> is Community garage sale 8 am to 2 pm. Contact Cathy Westerman for a table and there will be an Amvets truck at the clubhouse for donations.
3. Marian will start keeping a log of meeting attendees in person and on zoom.
4. Diane gave a report on outstanding issues on our list. Board members will be going around to see if maintenance needs to be done to your property. So this is a good time to get things cleaned up.  
They will put a note on your door. If you have questions or issues please contact Diane Zenchuk

## **Open Forum**

1. Siding needs fixing on corner of Muttontown & Oakmont, Irwin house. Jerry Jaskierny said he will fix.
2. ARC rules are no plantings should be over 7', please trim any plants or trees. If you see Greenthumb ask them to trim it.
3. Resident complained about paint worn off her villa. We will check into paint touch up.
4. The board clarified what is the homeowner's responsibility and the HOA's responsibility as far as painting, roofs, carports, etc. The HOA is responsible for painting outside of villas, carport washing, gutter cleaning, lawns, trash, recycling, replacing roofs at end of life but not due to storm damage and more.
5. The HiLites will be delivered to all of the Tall Pines Community by volunteers. If you would like to volunteer for delivery contact Rosemary Jaskierny.

**Next Meeting:** April 18, 2023 7 PM at Tall Pines Clubhouse

Motion to adjourn by Jill, 2<sup>nd</sup> by Diane, all are in favor, motion carried

Adjournment time 7:42 PM