

## **Valley Wood Monthly HOA Meeting**

**Date: Tuesday October 15, 2024**

**Time: 7:00 PM**

**Location: Tall Pines Clubhouse**

- Call to order at 7:06 pm\_by Jill Bell
- Roll call: Jill, Diane, Dennis (on zoom), Rico, Parklane Absent: Cathy & Betty
- Proof of notice: Posted on Tall Pines website, email and posted on site
- Quorum reached: 3 attend in person, 1 on zoom
- Pledge of Allegiance

### **Secretary Report:**

Jill made a motion to wave the reading of last month's minutes and accept them when published on the Tall Pines website and in the Hi Lites

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

### **Treasurer's Report: Dennis**

Monthly Income \$24,366; Expenses \$22,930; Net surplus \$1,436

o Our current CD matured on 9/22/24, with interest of \$6,489.

- This interest was put into our General Reserves.
- YTD Income \$131,843; Expenses \$140,201; Net deficit of \$8,358
- Operating Account \$12,161; Account Receivables \$595
- Reserves: Roof \$205,641; Paint \$63,081; General \$149,673; Total Reserve \$418,395
- Dennis is waiting for the CD certificate from John LaMont at Parklane. The cd was \$250,000 plus interest of almost \$6500

### **Committees:**

**ARC: nothing**

**Maintenance: 1 roof repair on Bayhill**

**Painting: nothing**

**Fines: nothing**

**Welcome:nothing**

### **Old Business:**

1. Board voted to renew our cd at 4.44% for 5 months. Amount is \$250,000
2. Garage Sale Oct. 19<sup>th</sup>
3. Do not feed wildlife, it is against the law
4. New Florida hoa statutes, Rico updated. 4 hours continuing education mandatory for board members. Post community information on website, we already do this.
5. Resident booklet, if want to be included fill out the owner profile form and submit to Ameritech. Questions to be asked at the Tall Pines meeting:
  - a. If you were in the old directory will you automatically be in the new directory?
  - b. What is the date to return the owner profile form by?
  - c. Will and owners name and address be included in the directory if no form is returned?

- d. The owner profile form is located on tallpinesnpr.com website. It should be filled out and returned to Ameritech
6. We are always looking for volunteers

**New Business:**

1. Rico discussed the amendments and the one page voting. There will be one yes or no vote. Only the voting page needs to be returned. We will hand deliver to owners in Valley Wood that are here. The rest will be mailed out to owners with a postage paid return envelope. Printing will be on double sided paper to save costs. At our December 17<sup>th</sup> meeting the regular meeting will be at 7 pm. Following the regular meeting will be a special meeting for the Amendments.
2. Feeding wildlife creates a nuisance with droppings all over carports and lawns. Please stop feeding any wildlife, this includes ducks. Residents are complaining about the mess and the unsanitary conditions of stepping in their feces. If a nuisance animal needs to be removed, a private trapper must be used at the person's own expense. Residents in the area have expressed their concerns witnessing shouting confrontations.

**Open Forum**

The board had nothing

The audience had nothing

**Next Meeting: Nov. 19, 2024 , 7 PM**

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

Adjournment time 7:33 PM