

Valley Wood Monthly HOA Meeting

Date: Tuesday September 17, 2024

Time: 7:00 PM

Location: Tall Pines Clubhouse

1. Call to order at 7:01 by Jill Bell
2. Roll call: Jill, Cathy, Diane, Betty, Absent:Dennis
3. Proof of notice: Posted on Tall Pines website, mail, email and posted on site
4. Quorum reached 6 attend in person, 0 on zoom
5. Pledge of Allegiance

Secretary Report:

Secretary to make a motion to wave the reading of last month's minutes and accept them as published on the Tall Pines website

Motion by Betty 2nd by Diane, all in favor, motion carried

Treasurer's Report:

- Monthly Income \$18,055; Expenses \$17,614; Net surplus \$441
 - The regular income and expenses are as expected.
 - Our current CD matures on 9/22/24, interest should be \$6,500.
- YTD Income \$107,477; Expenses \$117,271; Net deficit of \$9,794
 - The YTD deficit is still from the carport work and will continue for the year.
- Operating Account \$11,127 Account Receivables \$419
- Reserves: Roof \$202,092; Paint \$62,430; General \$141,663; Total Reserve \$406,185
- Total Operating & Reserve Funds \$417,312

Committees:

ARC:

Maintenance:

1. 1 roof repair on Bayhill in May, one pending

Painting:

Fines:

Welcome:

1. Welcome Marissa Leib, new owner on LaQuinta
2. Welcome Gabrielle Henderson, new owner on LaQuinta

Old Business:

1. We are looking for Maintenance Committee volunteers
2. Painting committee, we have 3 volunteers
3. Please send the homeowners Insurance Declaration page to Parklane & Ameritech. Only about 25 have so far. It costs the HOA money to mail notices out, so please send this in.
4. We are revising the Architectural document.
5. Pots with plants, flowers, etc. Empty pots should not be scattered about your property and if the plant dies, please clean out the pots. We want to keep property from looking unsightly and cluttered.
6. Document Amendment Changes-Dennis spoke on. Changes are being made to reflect Florida Statutes. 34 changes to update information and remove old language that is no longer pertinent. Changes are to Amendments, Bylaws. An example of changes are 1. Increase late fee from \$10 to \$25 (at this time we do not

enforce this 2: Bylaws- must be a member to be on the board. Once finalized with our attorney, all residents will receive these changes to vote on by cover letter and ballot. So please return your ballot. Thank you to Linda Gray and Mary Sue Taylor for all their hard work and support on this.

7. Possibly next year we would like to restate all documents into one easy to read document.

New Business:

1. CD Matured \$6504 in interest. board to vote on rollover into new cd, 4.44% for 5 months. \$250,000 motion Betty 2nd Diane all in favor YES, motion carries
2. Community Garage Sale Saturday October 19th, rain date October 20th. We are coordinating with River Ridge.
3. It is against the Florida laws to feed wildlife, please do not put out any food. You could face a fine.
4. New Florida HOA Statutes-Rico
5. There is talk of doing a resident booklet. If you would like to have your information in the book, please fill out an owner profile form and we can start working on that. Tall Pines is in charge of it.
6. Looking for volunteers for committees such as welcoming committee and maintenance committee.

Open Forum

1.Pool Is now open on weekend. Fee is \$10 day, \$40 a month per person. \$60 a couple a month. FB Page is Open Swim River Ridge. Pool open 10-6:00 Saturday and Sunday only. Owner is on site during this time

2.Sprinklers are being reviewed

3.Roof Recommendation Rise Up and Allen Roofing

Next Meeting: Oct. 15, 2024 7 PM

Motion to adjourn by Jill , 2nd by Cathy, all in favor, motion carried

Adjournment time 7:27 PM