

Valley Wood Monthly HOA Meeting

Annual Meeting

Date: Tuesday April 16, 2024

Time: 7:00 PM

Location: Tall Pines Clubhouse

Call to order at 7:01PM by Jill Bell, President

Present: Jill, Cathy, Diane, Dennis, Richard from Parklane, Betty-absent. 5 members in attendance, 0 on zoom. Quorum reached

Meeting notice: Posted on Tall Pines website, email and posted on site

Pledge of Allegiance recited

Approve Minutes- Previous board meeting

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

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

Treasurer's Report:

1. Monthly Income \$17,937; Expenses \$24,130; Net deficit \$6,193
 - Income and expenses are as expected.
 - \$5,910 of Repairs & Maintenance expense is for the last 7 carports
 - This is a planned expense covered by the operating account
2. YTD Income \$17,937; Expenses \$24,130; Net deficit of \$6,193
3. Operating Account \$14,954; Account Receivables \$4
4. Reserves: Roof \$185,294; Paint \$59,175; General \$134,057; Total Reserve \$378,526
5. Total Operating & Reserve Funds \$393,480

Committees:

ARC: Patio approval on Millriver

Maintenance:

Painting: Linda Gray, Jean Fahey, Sue MacQueen

Fines: 1 in progress

Welcome: Nothing for sale in ValleyWood

New 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. Jill made a motion to adopt the changes, Discussion with residents, Cathy 2nd, all in favor, motion carried.
5. Also, a lot more residents have 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. Thank you.
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.

Old Business:

1. Please remember to get ARC approval for any outside work on your villa, this includes gutters, downspouts, patios, garden areas, etc.
2. Please remind visitors Do Not Park on the edge of the grass, there are sprinkler heads there

Open Forum:

1. A question was raised about service dogs. They must be registered with Pasco county and be certified.
2. Today there was a solicitor in Valley Wood, he was informed there is no soliciting allowed and was asked to leave.

Next Meeting: To be announced in September

Adjournment:

Motion to adjourn by Jill, 2nd by Cathy , all in favor, motion carried. Adjournment time 7:43 PM

Submitted by

Jill Bell, President