

Valley Wood Monthly HOA Meeting

Date: Tuesday January 21, 2025

Time: 7:00 PM

Location: Tall Pines Clubhouse

1. Call to order at 7:02pm by Jill Bell
2. Roll call: Jill_X_, Cathy_X_, Diane_X_, Betty___, Dennis_X_, Rico, Parklane__X_
3. Proof of notice: Minutes in hi lites on Tall Pines website, email and posted on site
4. Quorum reached
5. Pledge of Allegiance
6. 0 on zoom, 3 in attendance

Secretary Report:

A motion was made 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: Dennis

- Monthly Income \$18,502; Expenses \$18,304; Net surplus of \$197
 - o Income is as expected, insurance expense of \$4,000 did not come in yet.
- YTD Income \$186,060; Expenses \$193,461; Net deficit of \$7,401
- Operating Account \$12,311; Account Receivables \$618
- Reserves: Roof \$214,793; Paint \$65,034; General \$154,253; Total Reserve \$434,080
- Total Operating & Reserve Funds \$446,391

Interest income generated is approximately \$11,000

Notes & Comments:

- HOA dues are due on the 1st of the month, if received within 30 days there is no late fee. Late fees will begin the end of January 2025 at a rate of \$25 per month.
- Payments received when there is a late fee on an account, the money is applied to the late fee first, the remainder to the HOA payment due.
- Auto pay is always a great way to be sure your dues are paid on time. Individuals not on autopay will receive a new coupon book.
- Individuals who have overpaid on HOA dues are contacted to request a refund.

Committees:

ARC: Nothing

Maintenance: Nothing

Painting: Nothing

Fines: None

Welcome: Nothing

Announcement:

- VW email list – reviewed and have 87 out of 92 owner contact emails. Parklane will send annual mailer via email and individuals without an email will be mailed to them. Electronic notices save the community a lot of money due to the high cost of mailings.
- We have new residents in our community, as a reminder, if you are making any changes to the outside of your villa, please check with the architectural committee. Not everything needs an arc form but ask just to be sure.
- If you are having vendors coming in to do work, please tell them do not park on the grass, there are sprinkler heads there.
- Electronic notices save the community a lot of money due to the cost of mailings. We are looking to piggy-back on the Tall Pines effort to get the consent forms in place.

- The board will look at roof projections, how many years left on roofs and the cost of replacement.
- Community items: Garage sale is March 22nd. If interested in Bingo or a clubhouse flea market, contact Patrycja, the clubhouse manager. If interested in the game Left, Right, Center contact Sue MacQueen.

Old Business:

- Amendments were passed by a yes vote from 51 members. We are waiting for them to be filed with Pasco County. Parklane is in the process of obtaining a document that must be notarized and then it will be filed with Pasco County
- A motion was passed to implement late fees for residents over 30 days. Effective date January 1, 2025. After January 30th a late fee will be imposed on residents by Parklane. The fee is \$25 per month.
- Budget meeting will be January

New Business:

- Review proposed budget effective March 1, 2025. \$204 per month, this includes the portion paid to Tall Pines. Parklane notifies Truist of the monthly amount of \$204, effective 3/1/2025. Parklane will request Truist send payment coupon book to residents that are not on autopay. Truist will notify individuals on auto pay of the new amount and effective date. If you are not on auto pay Truist will mail you a new coupon book. If you write a check or have your bank send the money, you must update it with your bank. Dennis explained the increase: Tall Pines increase was \$4 due to insurance, irrigation, paving reserves and electric street lights costs have risen. Valley Wood cost increases: Trash, Lawn, Bank & Professional fees and legal fees have increased. Motion to adopt the 2025 budget of \$204 a month HOA dues, motion by Jill, 2nd by Cathy, all in favor, motion carried
- Rico stated next year per Florida Statutes our financial reporting will need to incorporate a \$2,000 expense line item for next year to create this report and file it. Rico recommended this year the board agreed to bypass this year as we are only able to bypass it for one year, we have not budgeted for this. The board unanimously agreed.
- Next meeting on February 18, 2025 will be Valley Woods annual meeting. Please be sure to send in your proxy if you do not plan on attending the meeting. Options available are: a drop box in front of Tall Pines clubhouse, or a board member can pick it up, or mail to Parklane Management Company.
- We are looking for volunteers to help touch up some missing paint along the bottom of villas. Please let Jill know if you are available to assist.

Open Forum

- Sue MacQueen sent in questions:
 1. When is walk around being done- Some time in February
 2. Are carport poles & gutters due to be done- Residents are responsible for carport poles cleaning and painting. Gutters are new on the carports so nothing will be done with them. The board will review and see if we have the funds to clean gutters on villas as well as spot clean roofs
 3. Have we discontinued cleaning roofs- only spot cleaning is done as needed
- Cathy Westerman said there is a new Senior income exemption on taxes. You can contact the tax department to verify the guidelines for this program
- One board seat is up for election

Next Meeting: Annual Meeting February 18, 2025 7 PM at Tall Pines Clubhouse

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

Adjournment time 7:46 PM