

Valley Wood Homeowners Association

Annual Meeting

Date: Tuesday February 18, 2025

Time: 7:00 PM

Location: Tall Pines Clubhouse

Annual Meeting Agenda:

1. Meeting called to order at 7:07 PM by Jill Bell
2. Board members: X Jill Bell, X Cathy Westerman, X Dennis Babe, X Betty Mayeux, X Diane Zenchuk, X , Richard Bremer, Parklane Management
3. A quorum was reached by board members, proxies received, and members present. 14 present, 1 zoom. 25 proxies received and 14 in person Quorum of 39 reached.
4. Proof of Notice of Meeting by email, mail to residents with no email & posted on Tall Pines Property
5. Pledge of Allegiance
6. Betty made a motion to waive the reading of the minutes from the 2024 Valley Wood annual meeting and approved as recorded on the Tall Pines website, 2nd by Cathy, all in favor -yes, motion carried

Any new board appointments- Dennis Babe appointment 2025-2027, no other appointments

Valley Wood accomplishments for the past year:

- Carports and gutter washing were done in the Spring
- I would like to extend a huge thank you to Mary Sue Taylor and Linda Gray who met and did revisions on our documents and bylaws. They spent a lot of time on this project. We could not have done this without them volunteering to assist in this project
- Dennis Babe will speak on Reserves investments: approximately \$11,000 in interest will go into the reserves account
- A couple of items for the annual meeting regarding our financials:
 - a. The Prepaid Owners report: the prepaid report is for owners who pay in advance of the first of the month. There were several outstanding balances from previous as well as current owners who were due a refund.
 - b. The Aged Owner report: this report shows owners who have not paid their dues the first of the month. Effective January 1, 2025, there will be a \$25 late payment fee, there is a 30-day period if HOA dues paid, no fine will be imposed. One homeowner was on the list, and they paid timely, so there was no remaining balance.
 - c. ACH autopay: if you are on autopay and there is a change in dues, no actions is required, Truist will notify owners of the change to be deducted from their account. You will never show up on a late payment report.

Reminders:

- Proof of insurance to Tall Pines and Valley Wood
- Pet Form to Valley Wood

Business Annual Meeting:

- Parklane explained Florida statues now require financial reporting to be done, we could waive this for this year, but next year there will be a charge for this reporting. It will be added as a line expense item on the next budget.
- Proxy Results: 100 % voted to report Cash & expenditures

Motion to adjourn the Valley Wood Annual Meeting by Jill, 2nd by Cathy, all in favor, motion carried

Adjournment time 7:18 PM

Organizational Meeting of the Board –

Meeting called to order at 7:20 pm by Jill Bell

Board positions as follows:

- President – Jill Bell
- Vice President – Cathy Westerman
- Treasurer- Dennis Babe
- Secretary – Betty Mayeux
- Director – Diane Zenchuk

Motion to adjourn the Board of Directors meeting by Jill, 2nd by Cathy, all in favor, motion carried

Time: 7:22 pm

Valley Wood Monthly HOA meeting

Date: February 18, 2025

Time: Immediately following the Valley Wood Annual Meeting

Place: Tall Pines Clubhouse

1. Call to order at __7:22__ by Jill Bell
2. Roll call: announcement of the board: Jill-Bell-President, Cathy Westerman-VP, Dennis Babe-Treasurer, Betty Mayeux-Secretary, Diane Zenchuk-Director
3. Proof of notice: Posted on Tall Pines website, mail, email and posted on site
4. Quorum reached
5. No pledge of allegiance as was done at the annual meeting.

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 Jill, all in favor, motion carried

Treasurer's Report-Dennis Babe

- Monthly Income \$18,465; Expenses \$20,146; Net deficit of \$1,681(due to insurance premium)
- Income and expenses are as expected
- YTD Income \$204,525; Expenses \$213,606; Net deficit of \$9,081(due to carport work in 2023, final bill not received until 2024)
- Operating Account \$10,638; Account Receivables \$195
- Reserves: Roof \$218,342; Paint \$65,685; General \$155,774; Total Reserve \$439,801
- Total Operating & Reserve Funds \$450,439

Committees:

ARC: New Patio approved on LaQuinta

Maintenance: Need volunteers, annual walk around, roof replacement

Fines: Nothing

Welcome: Nothing

Old Business

- Effective March 1, 2025, HOA dues will be \$204.00 per month. The breakdown is as follows: \$4 to Tall Pines and \$5 to Valley Wood

New Business

- Annual Gutter Cleaning- Tyler from Under Pressure gave us a quote for \$2,735.00
Motion to accept quote by Jill, 2nd by Dennis, all in favor, motion carried
Gutter cleaning, as the weather permits, will be Monday March 10th
- Annual walk around will be done at the end of February, so please look at your property and clean up anything that needs attention such as carport surface, sidewalks, plant beds, etc.
- Motion to CD Investment Rollover, the current CD matures on 2/27/25. The current rate is 4% for 5 months.
Motion to include any rate changes on the date the CD matures. We will go with the best rate. Motion by Jill, 2nd by Cathy, all in favor, motion carries

Open Forum

- Cathy announced the community garage sale will be on March 22nd. There will be a Am Vets truck in the clubhouse parking lot for donations. It will be open on Saturday March 22nd.
- A resident asked about lanai painting on the outside which is the color brown, and it is the owners responsibility to paint. She called a company, but they do not want to come for just one lanai. If you are interested in obtaining a quote to have the outside of your lanai painted, please let me know. Of course, the more interested, the better the price will be. Let Jill know.
- A resident stated the villas were painted in 2018. They are not due to be repainted just yet.
- Dennis said we need volunteers for projects in our community. It is not a lot of time that has to be donated, but help is appreciated. If you have some spare time, please let the board know.

Next Meeting: March 18, 2025 at Tall Pines Clubhouse

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

Adjournment time 7:36PM