

The Villas Meeting Minutes

The Villas HOA Held Meeting at Villas Pool Cabana

January 15, 2023 2PM | Meeting called to order by David Barakat and Mike Cross at 2:10PM

In Attendance

David Barakat - HOA President / Caryn Rosello - Vice-President / Mike Cross - Treasurer
Becky Fetcho – Secretary and 17 Residents were in attendance.

Approval of Minutes

The minutes from the last meeting were a pass and not read. David accepted and Becky and Caryn approved the pass.

HOA President Report / David Barakat

- David has been working with the city of New Smyrna Beach to get the streetlights fixed as there are many that are not lit.
- Residents have shared concerns about uneven sidewalks which may be hazardous. Residents must contact the city of New Smyrna Beach to report specific issues.

HOA Treasurer's Report / Mike Cross

- 2022 Annual Treasurer Report, the Profit & Loss Statement and Balance Sheet provided to all attendees.
- All properties in The Villas are current with HOA dues from 2022.
- New accountant for The Villas was hired in 2022.
- 2023 Budget of \$32,150.25 moved by Mike Cross and seconded by Becky Fetcho. The motion carried with 35 votes in favor of approval.
- Move to approve a \$50 increase to the 2024 HOA Dues for each resident of The Villas, for a total of \$350 per year. Moved by Mike Cross, seconded by David Barakat. The motion carried with 35 votes in favor of approval.

Secretary's Report / Becky Fetcho

- Original Flood Zone Elevation Certificates from 2005/2006 were provided by resident, Mike Holoman. These will be delivered to each resident that has one on file with the HOA.

Committee Reports

ARC Updates: Patricia Cross

- Residents need to fill out two applications when alterations need approval (The ARC application for The Villas and the DRC application for the Master DRC of Venetian Bay). Both applications must be approved prior to any work being done.
- The Villas ARC has an updated color palette for house paint. Patricia Cross is The Villas ARC Chair Person and is the point of contact for the color palette and ARC applications.

Community Pool Updates:

- Residents have been leaving behind trash which is causing wildlife to frequent the area.
- Pool furniture budget of \$1,000 for 2023 is to replace a few of the worn-out chairs and/or tables.
- Need volunteer(s) with a truck to transport broken furniture to pool furniture store in New Smyrna Beach to get them fixed. Volunteers TBD.

HOA Committees – Volunteer Opportunities

- The ARC Committee is currently full with volunteers.
- The Pool Committee needs more volunteers – Currently, the Committee has Chair Person, Maryann Zabbia. Maureen Sullivan has volunteered to assist with this committee.
- The decision was made to eliminate the Enforcement Committee. Reminders will be sent from The Villas HOA on yard maintenance, and enforcement will be the responsibility of the Master HOA of Venetian Bay.
- Possible 2024 Board Positions will be open for new volunteers.
- Roles and responsibilities will be provided to residents in an upcoming newsletter.

New Business

- Residents shared concerns with poor yard maintenance by some of the residents. David addressed this with the following protocols to be in place for 2023: 1) HOA to send friendly reminder about Yard Covenants. 2) We will need to report to Master HOA if problem persists.
- David will be reaching out to Pressure Washing companies to see about bulk (better) rates for residents who want to get their roofs washed at the same time.
- Survey will be sent to residents to gain feedback on what type of community social events they would like to have in 2023.

Next Meeting will be in April 2023. Exact date TBD.

Meeting Adjourned at 3:10PM
