

The Villas Meeting Minutes

The Villas HOA Held Meeting at Villas Pool Cabana

April 24, 2022 2PM | Meeting called to order by Mike Cross and David Barakat at 2:05PM

In Attendance

David Barakat, HOA President / Mike Cross, Treasurer / Becky Fetcho, Secretary

Approval of Minutes

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

HOA President Report / David Barakat

- David worked with the two homeowners who reside on both corner lots of Venetian Villa Drive and Airport Rd on a resolution to replace the palm trees that were removed in January at the entrance of the Villas. Six new trees, that were of the two homeowners' agreement, were planted in March.

HOA Treasurer's Report / Mike Cross

- All properties in The Villas are current with HOA dues.
- Landscaping funds are over budget, however, total funds Year to Date are in line with fiscal budget.
- Balance Sheet provided to all attendees.

Secretary's Report / Becky Fetcho

- Community Communications - The new HOA website has had 79 new visitors since launch date in January with 49 repeat visitors in both March and April to date.
- Newsletters will be provided to homeowners on a quarterly basis.

Committee Reports

ARC Updates: Patricia Cross

- Two new submissions were approved by ARC Committee. One submission was denied due to the house color not being part of the HOA covenants. The ARC Committee wanted to keep the color pallet consistent with the Tuscany theme in The Villas.
- New ARC Member is Darren Tillman.

Pool Updates:

- Many residents request to book a private party at the Villas Community Pool. The Villas pool is a community pool, therefore, private parties cannot be approved, however, there will be a calendar posted to the HOA website and in the Cabana area that residents can check to see if the pool is being occupied on a specific date for parties and/or gatherings.
- Residents have been leaving behind trash which is causing wildlife to frequent the area. Pool rules will be posted in the Cabana area which will outline the removal of all trash by pool users.
- Some of the current pool furniture is worn, therefore Maryann Zabbia will be getting estimates for replacements.

HOA Committees – Volunteer Opportunities:

Need more volunteers for the ARC, Pool, Enforcement and Landscaping committees. Roles and responsibility information will be provided to residents in May in a flyer format along with contact information if they would like to volunteer for any of the committees.

New Business – Community Social Gatherings

Halloween Road Closure Discussion

Due to Halloween driving heavy traffic into The Villas, there have been safety concerns brought up by several residents. David Barakat spoke to New Smyrna Beach City Commissioner, Randy Hartman, recently to gain information on having roads in The Villas barricaded during the Halloween trick or treat time period on October 31, 2022.

A resident online survey will be provided to all residents of The Villas to gain their feedback to see if the road closure is something that the majority of residents would want due to safety concerns. Additional information will be provided along with the online survey.

Next Meeting Date TBD

Meeting Adjourned at 3:05PM
