

VILLA ROSA TOWN HALL MEETING MINUTES

Tuesday, January 9, 2018

7:00-8:00 PM

Bill Anderson, Chairman of the VR Long Range Planning Committee, called the meeting to provide homeowners an opportunity to voice concerns and raise questions and issues for the new board, which will be elected next Thursday, January 18. This was the first time an open forum was held in Villa Rosa. Over 30 homeowners were in attendance, with 17 voicing topics for the new board to consider. The topics raised are grouped below, with brief summaries or comments:

RESERVE STUDY

- The study is important and can help HOA's make decisions.
- Concern that Board didn't use Reserve Study when voting on budget.
- Board should take advantage of Reserve Study data.
- The Reserve Study is not "gospel," simply, it is a guide.
- Our reserves are underfunded.
- Villa Rosa is not underfunded.
- We are potentially looking at a large assessment to catch up, or if an emergency arises.
- The study was completed by a reputable firm in Orlando.
- Do we have an obligation to reveal the recommendations of the Reserve Study to prospective buyers?
- Realtors must disclose known facts, not give opinions.
- Prospective buyers should be aware of the financials of a community.
- Villa Rosa Reserve Budget does not include a detail of community assets (for example, street light poles, clubhouse furnishings and decorations, etc).

HOA DUES

- Dues have not kept pace with expenses. Home values could decrease.
- How much will future HOA dues increase?
- Villa Rosa dues are among the lowest in the area (no increase for 9 years; one year a decrease of \$48/quarter).
- The maximum that dues can be raised is 15% per year.
- Every year a new Board is elected, priorities change, and the dues issue has been "kicked down the road" forever.
- Funds left over each year (in the budget) go into the Reserve.

POOL MAINTENANCE

- When the pool equipment breaks, who is responsible for reporting/solving problems in a timely manner?

SIDEWALK MAINTENANCE

- Sidewalks should be cleaned on a regular schedule. Homeowners are required to power-wash driveways, but sidewalks are filthy.

ROAD MAINTENANCE

- Streets were supposed to be sealed in 2008 and were not. It's too late to seal them now. The condition of the streets has degraded to the point that they will need major repair in the future.

CLUBHOUSE MAINTENANCE AND USE

- Reconfigure clubhouse to maximize space for community use.

EXERCISE EQUIPMENT

- Which machines should be replaced or maintained, how often are each machine actually used?
- Perhaps machines can be leased.

GATES

- Gates are too slow. Is something being done?

WILKINSON WALL RENOVATION

- Wall is primarily made of Styrofoam. Villa Rosa Reserve Budget Schedule's Estimated Replacement Cost is \$81,955 vs. Reserve Study Estimated Replacement Cost of \$340,355 (a difference of \$258,400). Present amount in Villa Rosa Reserve account is \$54,636. An additional \$200,000 will be needed in 4-10 years.

HOUSE PAINT COLORS

- Color of houses is not specified in the covenant. There is no uniformity in driveway construction, for example: pavers, bricks, cement.) Why should only some colors be allowed? Issue with garage door colors.

HURRICANE DAMAGE

- Waiting for one large stump to be removed (apparently it was removed).

PARTICIPATION BY THE COMMUNITY

- The time of Board Meetings should be in the evening (7pm was recommended) so that working people can attend.
- Homeowners should be encouraged to join committees. (ACC, Social, Long Range Planning)
- Additional committees, such as Landscaping or Club House Renovation, could be formed.

COMMUNICATION

- Town Hall Open Forum a great idea!
- Future Town Hall forums should be planned by listing topics to be discussed.
- Questions need to be asked about what will be done (in the community) and why, and how our annual budget (and reserve budget) will be spent.
- Homeowners should be familiar with the budget and understand the difference between annual expenses and reserve expenditures.
- Town Hall Meetings should take place before Board Meetings so Board members can learn of homeowner concerns making decisions.

OTHER

It was requested that candidates for the Board describe their **vision and goals for improving Villa Rosa** at the Annual Membership Meeting on January 18, 2018.

Every homeowner who wished to speak was given the opportunity to do so. Bill Anderson thanked everyone for attending and encouraged everyone to attend the Annual Meeting. The Meeting was then adjourned.