

Oct 26 Villa Committee Minutes

Conducted in person. All members present and HOA board liaison Rich

Brian made a motion to accept the minutes as written and this was second By Moe. Motion passed.

Salazar contract has started. They made rounds of the villas taking notes and installing termite traps after the hurricane. There was a question if fire ant treatment was included.

Painting is complete. Some notes were taken on noted problems. Elias will come out to complete door jambs on homes not available to be opened. A list will be compiled of problems for future reference. Overall, the job was done to satisfaction. LPP should not need painting until 2025 so the board can adjust as needed its collection yearly for this.

Insurance. The motion passed with 173 yes votes to 15 no votes. Other insurance options previously discussed should be delayed as members recover from Ian and understand the current situation. Properly done this should be ready next fall after another renewal. Loss and coverage was discussed. The current insurance climate of insurance in SWFL is tenuous and could lead to rising rates or loss of coverage. Insurance continues to be a major focus for future meetings.

The board approved power washing. It was felt by some members not necessary at this time especially since mulch is due to be put down November 4. Bill Marks quote for power washing was reviewed. Other options such as algicide vs power wash were discussed. It is something to look into. Rich was also asked about the board's activity toward homes visible from villas that are not complying with rules regarding roof maintenance.

A villa owner is demanding open meetings and showed up prior to the start of this meeting. We tried to explain our position and his attention was directed at Rich. We as a committee feel open meetings are a bad idea leading to misinformation and angry rumors. We are not authorized to speak on behalf of the board. This urgency to maintain closed meetings was pressed upon Rich.

The issue of the current voting policy and dissemination of required paperwork was a giant failure leading into the insurance vote. Some members have failed to receive any packets. It was recommended to Rich to secure a better format for future issues.

The next meeting will be Nov 6th via zoom. 2 members are returning to the great frozen lands they call home for the holidays.