

VILLA COMMITTEE MEETING MINUTES

11/6/25

- I. Call To Order - Marv called Meeting to order at 10:03 AM
- II. Roll Call - Marv, Denise, Debbie, Lee, Brian, Michael, Moe - Present
Others Present - ? Owners on Zoom, 7 Owners present
Ken Wayne-HOA Board, Ashley Pritchard-FSR, Todd Blanton-FSR-ZOOM
- III. Oct. Meeting Minutes - Brian motioned to approve, Moe-Second, Committee approved
- IV. Old Business:
 - A. PAINTING/POWER WASHING - Magic Bubbles will do ALL pressure washing of Villa Roofs. Magic Bubbles will Pressure Wash walls and Lanais of FWC and MeadowRun. Elias Brothers gave a 'Bundle' price for LLP Pressure Washing and Painting. Work to begin 1/12/25 - Magic Bubbles will clean LLP Roofs, finish 1/15. Then proceed to FWC/Meadowrun to do roof and Wall Pressure Washing. Villa Committee will hold meetings in Nov. and Dec. to let Owners know what to expect from Vendors and owners responsibilities prior to work being done. Villa Town Halls to be held 11/13 at 7 PM and 12/11 at 10 AM. Will contact Elias Brothers to have someone present. Painting is to take 4-6 weeks. Shrubs will be cutback prior to painting.
 - B. MULCH - To be done in November, beginning on 11/15. Recommend House count on who has rocks instead of mulch in plant beds for credit, Elias Brothers will "pull" mulch back from house to facilitate painting
- V. New Business:
 - A. Future Painting - Recommended to be on an 8 Year cycle, as 8 years is warranty period on Sherwin-Williams Paint
 - B. Future Power Washing and Roof Cleaning - owner suggested a 2-3 plan instead of yearly.
 - C. Insurance Deductible - future discussions to be held to possibly change type of policies
- VI. Resident Comments -
 - A. Former Treasurer - Spoke concerning Villa reserves and importance of reserve study
 - B. Owner suggested looking for Volunteers to help move Lanai furniture during painting for Owners unable to move furniture
 - C. Owner reported that Spike Grass in Lakes behind their Villa no longer present in some areas, Asked when next Lakes Committee Meeting was being held in order to bring to their attention

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VII. Next Meeting - 12/4/25, 10 AM Room TBD (Probably Community Room)

VIII. Meeting adjourned at 11:10 AM; Marv moved to adjourn, Denise second
Meeting Adjourned