

## VILLA COMMITTEE MEETING MINUTES

12/4/25

- I. Call To Order - Marv called Meeting to order at 10:00 AM
- II. Roll Call - Marv,Denise,Debbie,Lee,Michael,-Present; Brian-ZOOM  
Moe-excused  
Others Present - ? Owners on Zoom,8 Owners present  
Ken Wayne-HOA Board,Lacey Pritchard-FSR; in and out
- III. Nov. Meeting Minutes - Michael motioned to approve, Denise-Second,  
Committee approved
- IV. Old Business:
  - A. Review of 11/13 Villa Town Hall -
    - 1. Feedback - Some Committee members heard positive results that meeting was very helpful and informative
    - 2. No other Comments from those attending or on ZOOM
  - B. Other Old Business
    - 1. Suggest sending out pre-painting instruction to ALL residents on LPP
    - 2. Clarify garage door taping
    - 3. Are there Paint Samples - Located at a couple Villas at different locations on LPP
    - 4. How are walls painted inside the Accordion Shutters
    - 5. New Paint Satin finish, Old was a flat finish
    - 6. Schedule of Magic Bubbles sequencing - LPP roofs 1st? When?
- V. New Business:
  - A. Town Hall to be held on 12/11/25 at 10AM- Discuss LPP Painting
    - 1. Elias Brothers will have a Representative at Meeting
    - 2. Questions for 12/11 Meeting brought up today
      - a. How many Homes per day are painted?
      - b. Does Elias have someone do a Pre-Paint Inspection of units in case Home Owners need to do additional preparation
      - c. Does the Pressure washing remove the Mold on top of barrier walls on the Lanai (Separates the two Units)
      - d. Is there a list of renters who may need to be notified as a follow-up in case the Owner does not notify them
      - e. Is Paint the same as as previous application
      - f. Sequencing of Elias work - Pressure wash, Patching etc?

- g. Clean-up and punch list
- h. Who checks on the Contractor (HOA Board or Property Management)
- B. Proposed Villa Owners Happy hour for 1/9 - (Tentative 6:30 ON 1/9)

VI. Resident Comments - None

VII. Next Meeting - TUESDAY, 1/6/26 @ 10 AM Room TBD (Probably Community Room)

VIII. Meeting adjourned at 11:07 AM; Lee moved to adjourn, Debbie second  
Meeting Adjourned