

Property Owners Association General Meeting

Tuesday, February 21, 2012

The meeting was called to order by the President, Elaine Dreidame, at 7:00 PM.

Present: Elaine Dreidame, Bill Garner, Jerry Ferlisi, Carolyn Reichel, Ken Copp, Sal Torname, Ron Husted, Myron Henry, Ray Banks. Excused: Frank Carr Residents 325.

The minutes of the January meeting were approved as read.

Jerry Ferlisi presented the Treasurer's report as follows: Opening balance 1/1/2012 \$107,018; transfer of funds for reserve (one year's expenses for managing Bulletin) \$75,000; adjusted opening balance \$32,018; revenues \$24,539 with \$10,000 in dues and 2500 in donations; expenses \$10,013 with Bulletin expenses of \$7000; and ending balance of \$46,544. Jerry noted that 2011 was the POA's most financially successful year. ~~Additionally, we have \$14,339 in the reserve fund which resulted from the lawsuit settlement in 1993.~~ 2008

Jerry Vicenti presented the Membership report: He thanked attendees for the overwhelming response to our annual dues efforts. Currently we have 3600 household members versus 4200 for the entire year 2011. As a result, Jerry's new goal for 2012 is 6500 household members.

Betty Cunningham, SHINE coordinator for Lake and Sumter counties, reminded residents of SHINE's assistance with Medicare and other health insurance issues. Times and locations of their free counseling sites can be found in the SUN. To update your current address, remember to notify Social Security.

Melissa Cate, a realtor with Grizzard Real Estate, made a short presentation describing the real estate market in our area. She compared the absorption rate (# of months the current inventory of homes have been on the market) of the Villages with neighboring communities. The Villages leads with 5.4 months. The average cost per square foot of a home in the Villages is currently \$118. She offered Villagers interested in selling a home a warranty special effective until June 30<sup>th</sup>.

Elaine announced that as a result of the POA's involvement in the AT&T poor cell phone reception in the Villages, AT&T will offer a micro cell for \$49.99 to try for 30 days. Reports have varied relative to its effectiveness.

Elaine updated the group on the homes affected by a flood resulting from a clogged storm drain. The developer worked with the homeowners and all owners were compensated for damages. What was learned is that storm drains need to be inspected and maintained.

There were 3 lucky winners of \$30 each in the cash raffle.

Open Forum: Janet Tutt, District Manager, and Rich Lambrecht, AAC member, were on hand to assist –

One resident would like to see more bowling allies – good idea for the resident survey.

Another resident questioned a cost associated with use of the gym. Janet explained that costs for the gym were separated out from amenities by the developer and cannot be added now.

Concerning smoke detectors, the fire department will assist any resident in changing batteries. Their perspective is that given the height in many homes, it is safer for them to provide this service than to have residents on ladders attempting to change batteries. There is no charge for this service.

A resident stated that a couple of tunnels need cleaning. Janet Tutt took the information saying they will be cleaned immediately. Call Customer Service at 753-4508 if you have an issue that needs attention.

There was a question concerning maintenance vehicles parked along the road while performing services. If you find this a problem, call law enforcement.

Another question focused on EMS vehicles parked in various areas of the community. The response is that they are positioned to be effective when calls arrive.

Janet announced that external audits were recently completed on all 197 budgets prepared by the District with no deficiencies found. Results can be found on the Districtgov.org website. Congratulations Janet for your direction and your teams dedicated work.

Speaker: Diane Digristina of AAA Insurance Agency spoke to residents about: "Do Village Residents need Flood Insurance?" FEMA is the only entity selling flood insurance in the US. Homeowner's insurance policies do not include flood insurance. A flood is defined as sudden, unexpected water from "outside". That is, the origin of the water is from outside a dwelling. A ruptured water line or faulty sink drain inside a dwelling is covered by homeowners insurance. All <sup>flood</sup> policies are underwritten by FEMA, i.e. the government. To obtain an estimate, ask AAA to survey your situation and provide you with a quote. We all learned something.

*your ins. agent*

There being no further business, the meeting was adjourned at 8:30 PM.

Coffee, donuts and good conversation <sup>compliments of Grisvard Realtors</sup> along with vendors at the back were available after the meeting.

Respectfully submitted,

Carolyn Reichel, Secretary