



The Property Owners Association, Inc.

The Villages, FL

POA Membership Meeting of July 17, 2012

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

1. **Roll call. Board Members Present:** Elaine Dreidame, Ken Copp, Bill Garner, Myron Henry, Ron Husted, Frank Carr, Sal Torname, Ray Banks, Paul Fusco and Jerry Vicenti. *Excused:* Carolyn Reichel, Mary Paulsboe and Jerry Ferlisi. *Guests:* Rich Lambrecht.
2. **Additions to the agenda.** There were no additions to the agenda.
3. **Approval of the June 2012 Board minutes.** The minutes were approved as read by POA Board member Myron Henry who was substituting for Secretary Carolyn Reichel.
4. **Treasurer's report.** The report was presented by Bill Garner. For June 2012, receipts were \$6,205, whereas expenses totaled \$7,734. Net add revenue from the Bulletin was \$2,468. The ending cash balance was \$71,778, down \$1,528.32 from the previous month.
5. **Membership Report.** Jerry Vicenti reported the 4,996 households that paid "2012" dues by the end of June, 2012 is 1,128 households above those who paid "2011" dues. This is a percentage increase of 19%. Jerry thanked the members for their ongoing support.
6. **SHINE.** Betty Cunningham updated the membership on SHINE (Serving Health Insurance Needs of Elders) activities and announced that an informational brochure is available.
7. **Representatives from Important Service Organizations in The Villages.** President Elaine Dreidame reminded members that representatives from SHINE, Seniors vs Crime, and the Villages Community Development District (VCDD) were located at tables in the back of the room.
8. **August 14 Primary Elections.** The POA permits candidates running for election in the August 14 primary to address the (POA) membership. Presentations are to be for two minutes. Mr. Carl Bell, a candidate for Sumter County District #3, outlined many of his service experiences. These include having been a member of the Amenity Authority Committee for four years, being a supervisor for Community Development District # 1 for six years, serving in the U.S. Navy for six years, and now serving as an information technology consultant. He mentioned that he had created websites for the Sumter County Sheriff's Office and State Representative Marlene O'Toole. Mr. Bell is a member of the POA and the VHA.
9. **Cash Raffle.** There were three lucky winners of \$30 each for the drawing.
10. **Brief Presentation on current issue:** For sale signs north of CR 466. Rich Lambrecht introduced the topic on behalf of residents north of CR 466. The Developer has apparently decided to "enforce" deed restrictions regarding For Sale signs in yards for homes north of CR 466. A notable number of residents have objected to this imposed restriction from the Developer. There have always been For Sale signs in The Villages (over 20 years). In the two plus years that the CDDs have been enforcing deed restrictions there has not been a complaint from residents about the placement of For Sale signs in yards, so the placement of tasteful For Sale signs in yards had become common practice. Residents are seeking answers from VCDD staff as to why the Developer is choosing now to

“enforce” the deed restriction and why resident paid staff are being used to do the Developer’s enforcement when there have not been any complaints to trigger the CDDs complaint driven process. Independent realtors say that without yard signs, it is very difficult to sell homes. CDDs and the AAC will now discuss this matter. A number of attendees also vented frustration about the action of the Developer.

11. Open Forum. Those in attendance posed questions on the following topics.

- a. *A status report on The Villages residents’ survey.* Janet Tutt indicated that the results would be forthcoming in the near future.
- b. *Issues with Comcast.* A number of attendees reported many problems with Comcast service. Their concerns included how Comcast responds to complaints: perhaps through answering services that are located in foreign countries. Further, costumers are cut off after a short period of time, and if they call back, they get someone else and have to start over in expressing their concerns.
- c. *Water restrictions.* Janet Tutt noted that even with the recent rains in The Villages, the aquifers still need replenishing, and many areas in The Villages are still under a “phase three” water shortage. Questions can be directed to the Water Management District.
- d. *CenturyLink door to door solicitations and service.* Janet Tutt will express the concerns of residents to Community Standards Department of the VCDD.
- e. *Large POA membership meetings at Laurel Manor.* Due to the large attendance at POA meetings, the meeting room at Laurel Manor is too small. Several attendees asked about moving POA meetings to the Savannah Center. Because of all the performances at the Savannah Center, it was noted that this may not be a viable option. However, options will be explored. The good news is that attendance at POA membership meetings has increased in notable ways.
- f. *Big obstructions in the Winifred drainage system.* Concern was expressed about obstructions in the Village of Winifred drainage system. Janet Tutt stated that regular inspections of drainage systems occur and that debris is regularly removed. Villagers should report any concerns that they may have about drainage.
- g. *Obstruction of views at traffic circles and gates.* Concerns were expressed that at some gates and traffic circles, golf carts cannot be easily seen. Residents should call 753-4508 with locations and concerns.
- h. *Traffic backups.* Concerns were expressed about serious traffic backups at certain gates (e.g., the visitors’ gate at 27/441 and Morse, the gate at 466 and Morse). Janet Tutt indicated that VCDD staff will explore those concerns.
- i. *Use of Village facilities and speed violations by workers in The Villages.* Janet Tutt indicated that workers are entitled to use public restrooms in The Villages. All drivers should obey speed limits and traffic restrictions.

12. Guest speaker. The guest speaker for the evening was Diane Digristina of Triple A (AAA) Insurance in The Villages. Her focus was sinkholes in The Villages and appropriate types of insurance to address sinkhole damage. She noted that sinkholes are a “natural” occurrence mainly in Florida, Tennessee, and Texas. Water tables drop and the weight of houses and other surface structures can therefore cause a sink hole. Ms. Digristina discussed different types of sink hole coverage in home owner policies: from catastrophic to fixed deductible. She responded to a number of questions and strongly recommended that attendees check their policies with their insurers to be sure they have the type of coverage that they think they need. She also noted that most insurance companies will have homes inspected by engineers prior to issuing insurance for sink holes.

- 13. Next month's speaker.** Rob Wyatt, a Village resident and a member of the National Reverse Mortgage Lenders Association, will speak on Reverse Mortgages at the August meeting of the POA membership. He will focus on Reverse Mortgage benefits, risks, costs, and more.
- 14. Coffee and donuts.** President Elaine Dreidame adjourned the meeting in favor of coffee and donuts at the back of the meeting hall.

Minutes respectfully submitted by Myron Henry on behalf of POA Secretary Carolyn Reichel.