



The Property Owners Association, Inc.

The Villages, FL

POA MEMBERSHIP MEETING OF May 20, 2014 Draft

The meeting was called to order by President Elaine Dredame at 7:00 PM and commenced with the pledge of allegiance. After the pledge of allegiance President Elaine Dredame reported on current condition of Rich Lambrecht, a member of the Amenity Authority Committee, a supervisor for Community Development District 4, and a dedicated POA member. After suffering a stroke, Rich is now in a rehabilitation facility for recovery. Elaine stated that she could think of no one who has been more dedicated to serving the best interests of residents of The Villages than Rich Lambrecht.

1. **Roll call. Members Present:** Ray Banks, Ken Copp, Barbara DeCoste, Elaine Dredame, Jerry Ferlisi, Myron Henry, Victor Ray, Sal Torname, Jerry Vicenti, and Cliff Wiener. *Excused:* Mary Paulsboe and Carolyn Reichel.
2. **Approval of the April 15, 2014 Membership Meeting Minutes.** The minutes were approved as read by substitute secretary Myron Henry.
3. **Treasurer's report.** The report was presented by Vice President/Treasurer Jerry Ferlisi. He noted that total operating expenses for April were \$10,855.32 while total receipts were \$9,659.72 for a net "deficit" for the month of (\$1,195.60). YTD totals were \$49,130 for operating expenses and \$99,488.68 for receipts for a net operating cash flow \$50,358.68. Jerry F. noted that payment for dues [which total \$43,550 YTD], donations [which total \$11,065 YTD], and healthy advertising revenue [which total \$44,112.50 YTD] mostly account for the net operating cash flow. YTD receipts are up 23% from the same period a year ago mostly due to an increase in ad revenue.
4. **Membership Report.**
This report was presented by Membership Chairperson Jerry Vicenti. He noted that POA membership is at this point up by about 24% from a year ago. The third and last request for dues renewals has been mailed. Jerry V. thanked those present for being so supportive of the POA and for renewing their memberships.
5. **Back Table.**
President Elaine Dredame noted that representatives from SHINE (Serving Health Insurance Needs for Elders), Seniors Versus Crime, and the District Government were at the back table with relevant information and to respond to questions. Also at the back were members of the firm Realty Executives and representatives who could be responsive to lightning issues.
8. **Cash Raffle.** There were three lucky winners who pocketed \$30 each. The substitute secretary was not one of them.
9. **Open Forum.**
Elaine Dredame and others (including POA members in the audience) offered comments and responded to questions that including the following.
 - a) Is there a record of how many plants, trees, and bushes have been planted since the start of The Villages? Although there was no specific response to this question, it was noted that the plants, trees, and bushes contribute significantly to the beauty of The Villages and enhance

property values. The CDD maintenance fees that Villagers pay fund planting and common property upkeep.

- b) A question was raised about who pays the taxes when a house is rented? The owner is responsible for taxes associated with the property, but the tax bill may be figured in as part of the overall rent.
- c) One resident noted that the view is blocked for golf carts where Del Mar Drive goes into Chula Vista Avenue. Village staff from the back will look into this.
- d) A question was raised about speed limits along Buena Vista Blvd. For example, when is the speed limit 20 mph and when is it 35 mph? Elaine pointed out that for Sumter County roadways the speed limit is 20 mph unless otherwise posted. Part of Buena Vista Blvd., which has a 35 mph speed limit, is also in Marion County. There is an area where the two counties meet where you will see a sign stating 20 mph unless posted otherwise just as you cross the Sumter County line and then a short distance from that a 35 mph speed limit sign. (The 20 mph sign is a warning to drivers on Sumter County roads that if there is no speed limit sign posted, it is automatically 20 mph in Sumter County.
- e) One resident raised the issue about expanding golf holes on greens to six inches in diameter for two executive courses in The Villages. The reactions to the idea were very mixed.
- f) A question was raised about who owns country clubs, their pools, and their restaurants. The Developer owns them, and a priority membership in a country club entitles Villagers to use the county club pools. County club restaurants are open to all paying customers.
- g) A resident stated that often there is only a second or two to enter Belvedere Blvd. from certain neighborhoods in The Villages. The concern was referred to District staff.
- h) It was noted that many contractors just leave their trailers on the road and that makes the road more dangerous. Elaine noted that this was likely a violation and Community Watch should be called.
- i) A resident stated that more and more gravel is going down the storm sewers. It was noted that the Developer supported street sweeps occur in construction areas only. Sumter, Marion, and Lake Counties have responsibility for the streets in most of the developed areas.

10. **Guest speaker was Debbie Okruhlica of Realty Executives.** Mrs. Okruhlica, with help from her husband Frank, presented a very interesting comparison between licensed realtors such as those in her firm and sellers associated with the Developer. She particularly emphasized the differences in listing a home for resale with a licensed realtor and listing it with The Villages Corporation. A number of questions were asked during her presentation. The effect of nearby sink holes on property values was briefly discussed. Mrs. Okruhlica acknowledged that the knowledge of a nearby sinkhole would likely decrease the market value of a home. Elaine Dreidame brought up the matter of asking the Developer to help create a sinkhole insurance fund for Villages homeowners and all attendees indicated that they would be in favor of this. A summary of Mrs. Okruhlica's presentation will be included in the June POA Bulletin.

11. **June speaker.** The speaker for the June 17 POA membership meeting will be Len Hathaway. He will discuss "Living in the Lightning Capital of the Country: things a homeowner needs to know. Ollie's Frozen Custard will be available at the conclusion of the June meeting.

12. **Adjournment.** President Elaine Dreidame thanked POA members for attending and participating in the meeting, and then called for adjournment in favor of coffee and donuts at the back of the room.