

**Property Owners Association of The Villages
General Membership Meeting
November 21, 2023**

Called to order: by Cliff Wiener, President, at 7:00 pm.

- Board members present: All, except: Reb Benson and Jerry Ferlisi, excused. Deb Butterfield, POA Bulletin Editor, also present.
- Residents present: Approximately 110.
- Organizations present: Realty Executives, Sun Kool and Seniors vs. Crime.
- October membership meeting minutes read by Cliff and unanimously approved.
- Treasurer Report: Ash Marwah provided the October report, Revenue: \$35,496; Expenses: \$17,287; Net Gain: \$18,209; and, Operating Income: \$107,940. Cliff mentioned an increased in POA Bulletin advertisers, hence now a 28-page Bulletin and additional revenue for printing costs.
- Membership Report: Ken Knodel mentioned there is new interest from residents south of SR-44 and that membership drives the ability to provide the POA Bulletin to every resident. He added the POA will continue with the bonus discount card for new members joining the POA.
- Ken introduced VJ and Karen Thompson stating that about a year ago they became instrumental in getting the word out to residents regarding water bill spike issues, since they had received such a bill. These folks then worked with Dan Warren on the North Sumter County Utility Dependent District (NSCUDD) Board, resulting in policy updates related to this anomaly. Ken provided the Thompson's with a POA Certification of Appreciation. Cliff mentioned this issue will remain open for anyone that continues to have a water bill spike, but that at least there is a process in place now to address this and provide one-time relief.
- Raffle: None of the three raffle numbers announced of \$30 each came forward so the \$90 was donated to the Support Our Soldiers (SOS) program.

Announcements:

- Cliff mentioned folks should get with Seniors vs Crime before having work accomplished on your home...especially if installing a pool, since there have been issues with some companies.
- Cliff introduced the various representatives in the room: Craig Estep, Sumter County Commissioner; Mark Hayes, Steve Lapp, Gary Kadow and himself as District Supervisors; Jim Vaccaro on the Amenity Authority Committee (AAC); and, Dan Warren on NSCUDD.
- Cliff went over what CHIRP by Community Watch is about and the Vial for Life program; adding the POA have the whistles and vials available for folks to take home and you should put the vial in your refrigerator door.
- Cliff provided Gary Kadow a check from the POA for \$600 for the SOS program. This money was from a couple of POA Bulletin operations folks donating their year-end bonus. Gary said the donation will help ensure the children of veterans receive a Christmas party this year.
- Cliff mentioned the Shredding Event will be at the Covenant Methodist Church on CR-466 (behind Publix) on April 20th from 9am-12pm and that you need to be a POA member and have a ticket. Can get tickets by providing an email or mailing address to send the ticket to...adding we cannot use our online capability this year since we are in the process of changing the POA database/website. He stated there are only 1,000 tickets available with each ticket having a 30-minute time window on when to show up and that volunteers are needed if anyone is interested.
- Member Meetings at Laurel Manor. Cliff mentioned Cut the Cord by Steve Lapp in December, Dr. Curtis on Alzheimer's in January, Dr. Anderson from RBOI in February and Cheryl Chestnut from The Villages Regional Hospital in March. Cliff added there will be two "candidate night" meetings in July due to the number of openings between Commissioners, Supervisors, Sumter County Sheriff, etc.
- Member Meetings at Everglades. Cliff mentioned meetings are the first Thursday of January, April, and October; with the July meeting the third Thursday (since the first Thursday is the 4th of July). He added that January's speaker is Chief Twist from The Villages Public Service Department.

POA Directors for 2024

- Len Hathaway introduced the nominated Directors for 2024...which included: Cliff Wiener (President), Gilbert Windsor (Vice President), Ash Marwah (Treasurer), Reb Benson (Secretary) along with Directors Tita Dumagsa, Mike Gross, Ken Knodel, Steve Lapp, Dan Myslakowski, Gary Search and Dan Warren.
- Len asked for any other nominations and without any there was a Motion to close the nomination process that was seconded and unanimously approved. There was then a Motion to approved the names announced for the POA Board that was seconded and unanimously approved.
- Induction of the Board members and officers will happen at the December membership meeting.

Questions:

- No residents had a question.

Speakers: Susan Elwell, an independent contractor with Power (largest solar energy company in the U.S.) provided a presentation on solar power...basically addressing three questions.

- How Does it Work?
 - Solar Panels are photovoltaic (PV) cell panels that develop energy from sunlight and inverters that provide direct current (i.e., electricity) to your home and to "The Grid" via your meter. Basically, your home becomes a small power plant.
 - "The Grid" is the combination of a power station, distribution centers (such as SECO and Duke Energy) and your meter.
 - "Net Metering" is the combination of electricity from the panels and from the Grid. Your home uses current from the panels during the day and from the Grid at night. Resulting in electric bills that are either very small or zero or even a credit.
 - To be effective: (1) sunlight from 9am to 3pm daily, but at least 4 hours peak daily sunlight works; (2) southern exposure, but east or west can work; and, (3) an angle of 30 degrees, but 15 to 40 degrees works.
 - It takes about 6 hours to install a 20-panel unit.
- How Do We Build It?
 - Rails (that hold the solar panels) and micro converters (connected to the panels) are mounted on the roof. Each panel weighs about 42 pounds.
 - Install enough panels aiming for 105% offset regarding what your energy use is (electric bill).
 - After passing inspection, electric company installs a bio-directional meter (for existing one).
 - Solar panels last a long time (some in the dessert still running after 50 years). Most solar power companies offer 25 year or longer warranties. Power's warranty is 30 years.
- Why Now?
 - About every 4 minutes a family is going solar power.
 - Not dealing with rate hikes while "renting" energy, increased home values, and tax incentives.
 - Unpredictable rates are a global issue. In the U.S. electricity rates doubled from 2003 to 2018 and have gone up another 25% since then. Can recognize \$47,820 in net savings over 25 years.
 - Home values increase 4-6% and sell 20% faster. For example, out of 1,900 homes sold in The Villages the average was 55 days on the market, but for the 15 homes with solar power the average was 31 days on the market.
 - Currently there is a 30% federal tax incentive plus a Florida tax benefit of no additional tax on the increased value of your home.
- Need just your electrical bill to get started (to determine number of panels needed) then about 3 months to get you up and running (between permitting, approval and bio-directional meter install). Plans include own (cash), loan or lease your solar system.
- Questions, some pertinent ones:
 - What is the impact on a roof warranty and cost when replacing your roof? **Ans:** No impact or roof warranty and solar company warrants their install. Should use a solar company to remove

and replace the system when having your roof replaced. Cost is around \$1,000 for removal and another \$1,000 to install.

- What about the future with all the electric (EV) cars? **Ans:** EV cars, air conditioning and heating take the most electricity. Might need more panels as demands on your home increases.
- Hear you need to clean the panels and some insurance companies will not insure your home with panels installed. **Ans:** Do not need to clean the panels, but if so inclined, can do a solar wash. Need to talk to your tax accountant and insurance company regarding any pros and cons.
- How long before seeing a savings? **Ans:** It depends, if you own the panels then savings is right away; if you have a loan on the panels then savings are with rate increases.
- Do you need batteries with your solar panel system? **Ans:** Do not recommend them unless frequent power outages and even then, would recommend a generator as a backup instead.
- Do you lose power if electricity goes down? **Ans:** Yes, since at night you run on the Grid.
- Susan then handed out three gifts via the raffle tickets previously collected. One gift was a solar-powered flashlight/lantern and two gifts were baskets with chocolates.

There was a Motion to adjourn the meeting at 8:15pm that was seconded and unanimously approved. Submitted (via notes from the live stream) by: Reb Benson, Secretary