

PROPERTY OWNERS ASSOCIATION GENERAL MEETING

Tuesday, April 19, 2011

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

Present: Elaine Dreidame, Bill Garner, Jerry Ferlisi, Carolyn Reichel, Pat Layman, Ken Copp, Jerry Vicenti.

Absent: Ron Husted, Frank Carr. Residents: 225

The minutes of the March meeting were approved as read.

Treasurer's Report: Jerry presented the report as follows:

Opening balance 3/1/2011	\$99,961
Receipts	9,627
Expenses	7,137
Ending balance 3/31/2011	\$102,451

SHINE: Bob Follas, standing in for Betty Cunningham, reviewed some basic coverage details for residents.

Urgent Care: Pam Clark, Marketing Director for Paramount Urgent Care center spoke briefly about the customer service important to this facility. They serve as an alternative to the Emergency Room, a primary care physician when needed, and can carry residents as established patients. They are open 8 am to 8 pm seven days a week and are located in the Sante Fe strip mall on CR #466.

IRS UPDATE: Elaine reported that in the debate as to whether we are a political subdivision of the state, the District attorneys had requested "technical advice" to clarify the issue 14 months ago. The IRS has just now submitted their position for the Districts' attorneys to review and respond. Note that we are one of hundreds of CDD's in the state of Florida, so if we don't meet the definition, many others will also be affected. The Districts' attorneys have responded and we expect it will be 2 to 6 months before we receive the IRS's position.

CASH RAFFLE: 3 attendees had the lucky numbers to win \$20 each.

OPEN FORUM: Issues discussed included:

A resident living in District 6 expressed dissatisfaction with the decision to his request for a home improvement. Districts 1-5 request changes via the Architectural Review Committee whereas those in the higher numbered districts are still under the jurisdiction of the developer and his process. The recommendation was, take the issue to Sumter Co., request a decision in writing, and forward that information to the developer for consideration.

When reading the newspaper, it seems to one attendee that we have many young people living here in the Villages and taking their place in the line to our activities. We are a 55+ federally planned community. This means that 80% of homeowners are age 55 or over and up to 20% younger. Children under the age of 19 are not allowed to live here. Statistics are maintained to demonstrate that we are in compliance. Can convicted felons live here? There is no regulation stating that they cannot.

Discussion turned to a man living by a property that has been abandoned for 3 years. The issue is, who maintains a vacated property and who determines the care it requires? If the property is under bank control, they manage the amenity funded issues. The District has no authority; only the developer can process a lien. The process for initiating action is on the Villages.net website.

For an oak tree to be removed, a permit is required.

Questions related to country club maintenance should be directed to the golf pro.

An engineer's report on the problem with the tunnel on CR 101 is that the concrete mix was faulty. Currently a thorough review of all the warranties involved is being conducted to determine liability for repairing.

A homeowner can pay off the bond on his/her property at the Customer Service office on Wedgewood Lane.

A resident living near the water treatment plant on Buena Vista complained of the odor being emitted from the facility at times. There has been renovation of the facility which is expected to eliminate any future odors.

SPEAKERS: Dave Arnold, professional geologist, with Southwest Florida Water Management District presented an interesting and informative presentation on the development, possibility, and warning signs of sinkholes.

Angela Taylor, Manager of Frank Slaughter Insurance Agency, discussed new Florida laws covering sinkholes. By Florida law there is NOW a distinction between a sinkhole and a catastrophic ground cover collapse. Angela noted that Florida has more sinkholes than any other state in the union and that you should review your sinkhole coverage with your insurance agent and make sure you have the necessary rider as most policies no longer cover sinkholes without it.

#### ADJOURNMENT –

The meeting was adjourned at 8:35PM.