

**Property Owners Association of The Villages  
General Membership Meeting  
December 17, 2024**

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

- Board members present: Jerry Ferlisi, Reb Benson, Ken Knodel, Mike Gross and Dan Warren; excused: Tita Dumagsa, Gary Kadow and Gary Search.
- Members present: Approximately 65.
- Organizations present: Realty Executives, Charter Research, Sun Kool and Seniors vs Crime.
- Membership meeting minutes (November 19<sup>th</sup>) read by Reb Benson and unanimously approved.
- Treasurer and Membership Report: Not addressed.
- Raffle: Three winners of \$30.00 each (one person won twice) were announced.

**POA Directors for 2025**

- Len Hathaway administered the oath of office for the membership approved POA Directors for 2025...which included: Cliff Wiener (President), Reb Benson (Secretary) along with Directors Ken Knodel and Dan Warren; and noted the oath will be administered for Tita Dumagsa, Gary Kadow and Gary Search in January. Len mentioned a special thanks to Cliff for 10 years as President.

**Announcements:**

- Cliff presented a POA Hall of Fame plaque to Craig Estep, stating Craig has done so much for The Villages and Sumter County, first as a District 1 Supervisor then as a Sumter County Commissioner.
- Cliff presented a POA Hall of Fame plaque to Jerry Ferlisi, stating how much he has done for Village residents as a District 5 Supervisor and as a POA Board member since 2010 – longer than himself (to include Vice President and Treasurer on at least two occasions, respectively).
- Cliff introduced the various representatives in the room: Mark Hayes, Ron Baxa, Jerry Ferlisi and himself, District Supervisors; Dan Warren, North Sumter County Utility Dependent District Supervisor; and, Reb Benson, Amenity Authority Committee member.
- Cliff mentioned the annual Shredding Event will be on March 29, 2025 from 9am-12pm at the New Covenant Methodist Church. Must be a POA member and have a ticket to participate. Send an email and a ticket will be sent out. Announcement of this event will be in the POA Bulletin.
- Cliff mentioned there will be a Multi-Modal Path (MMP) Group meeting on January 21<sup>st</sup> at 1:30pm at Savannah. All but Districts 3, 11 and 13 have a representative. The group – which will meet three times during the year - needs to hear from the residents on MMP issues. More information in next month's POA Bulletin.
- Cliff mentioned a POA Volunteer Meeting on February 29<sup>th</sup>, 9:00-11:30, at Laurel Manor for anyone interested in helping at the shredding event, any other POA activity, or as a Board member.
- Dan discussed the \$26 million project to change current water meters to automatic readers. Instead of going to the meter with a wand to read it they will be able to read it from the vehicle while driving by. They have already started up north and will work their way to the south (to where automatic readers are already being installed in new Village homes). Do not need to be home for the change out (a door hanging notice will be provided in advance) and water will be off for only a few minutes. These readers by Neptune are very reliable and have seen no secondary install issues.
- Member Meetings at Laurel Manor. Cliff mentioned Sheriff Pat Breedon or another Sumter County Sheriff in January; Coping with Dementia in February; and, Cheryl Chestnut, The Villages Hospital, in March.
- Member Meetings at Everglades. Cliff mentioned the SECO Chairman of the Board and the Chairman of the Board of Trustees on lamppost rental fees, etc. in January.

**Questions:**

- With changes to gate readers, will something be available to not have to open the window? **Ans:** Eventually yes. District management is on their third system now testing to see if it works properly; have trouble finding something that works with all gate readers.

- Anything being done on speeding in The Villages? **Ans:** Yes, but even more can be done. Did get Morse Blvd (CR-466 to El Camino Real) lowered to 30 MPH and the non-permanent flashing speed signs have helped slow down the traffic some. This is still an issue though that will need further patrolling, maybe by Sumter County Sheriff's on motorcycles.
- What are the issues to solve with the Multi-Modal Path group? **Ans:** Biggest one is safety (line of sight, mixing of cars and golf carts on some roads, etc.) with residents involved with helping identify all issues and the logical solutions.

**Speaker:** Kelsey Giangiordano, Senior Event Coordinator at Charter Research, provided a presentation on investing in yourself and your health then on Alzheimer's and the research they are accomplishing.

- Investing in Self...promote well-being (stop smoking, etc.) to minimize chronic illnesses. 95% of folks have a chance of one illness and 80% have a chance of 2 or more of the 10 known chronic illnesses (diabetes, high blood pressure, obesity, arthritis, high cholesterol, etc.).
- Invest in Health...Focus on body composition (not just weight); find ways to cope with stress; stick to consistent sleep schedule (7 to 8 hours); hydrate (drink half your body weight daily); move (physical exercise); eat more whole foods (in natural state); stay educated on fall prevention tactics; use the right gear to optimize health (helmet, shoes, etc.); and, accomplish health screenings.
  - Memory Screen – free at Charter Research. Establishes a baseline and used to see if you are a candidate for various Alzheimer studies at Charter Research. Can be done in person or online.
  - Next Screening – January 30<sup>th</sup>, 8:00-11:30am, at Laurel Manor.
- Charter Research has various ongoing Alzheimer's trials...primary studies look at decreasing existing conditions while some others look at preventative methods.
  - Decreasing existing conditions try to address breaking up amyloid protein buildup (i.e., plaque). These plaques develop in mainly the gray matter (i.e., memory) of the brain.
  - Preventative methods try to address limiting tau protein buildup. This protein in the brain can form "tangles" which block a neuron's ability to talk to other neurons.
  - Researchers are investigating how these two proteins interact to lead to the development of Alzheimer's. In layman's terms, Tau is the fuel for accelerating amyloid plaque buildup.
- Benefits...it's all free (if in a research program) and you are compensated for your time. Without people accomplish trials, we would not see the drugs we take for granted now – such as Ibuprofen.
- Questions, some pertinent ones:
  - How is Charter Research funded? **Ans:** Research programs are funded by federal or pharmaceutical grants. Charter is a private company, so it's funded by pharmaceutical grants.
  - How do we keep from getting Tau and what about APOE4? **Ans:** We all have some level of the Tau Protein and Amyloid in our system, but we still don't know the best way to control it. Having the APOE4 gene means you are at a higher risk for Alzheimer's, not that you'll develop it.
  - What about brain bleeding? **Ans:** There is a risk it can happen, why we conduct MRI's and PETScan's throughout the clinical trial.
  - Do you offer other related trials? **Ans:** We mainly address Alzheimer's-related research, but also have a trial on Lewy Bodies.
  - Should I get a memory test even though I'm in my early-50s? **Ans:** FDA says folks above 60 years old should have a memory scan once a year, but can have one done - even in your 50's – to at least establish that baseline.

There was a Motion to adjourn the meeting at 8:10pm that was seconded and unanimously approved.

Submitted by: Reb Benson, Secretary