

MARCH 13, 2019 DLM BOARD OF DIRECTORS MEETING

The meeting was called to order by president Steve Eikenberry at 3:30PM at the Chula Vista rec center. In attendance were Steve Eikenberry, Tom Hertz, Lynn Camadine and Marcia Paholski. Trevor Reynolds was unavailable. There were 14 people in the audience representing 11 homes.

Steve spoke regarding audience participation during the board meeting. He said that after the board discusses a subject, the board would listen to short comments from homeowners regarding that afore mentioned subject before voting or moving on.

He once again addressed the issue of paint colors. He read a letter, attached, from resident Vickie Iverson giving her professional input as a professional realtor, certified stager and certified color consultant. In this letter Vickie stated that she feels that a change of base color of our villas would help the curb appeal and probably increase the value of our properties. Steve also noted that three residents have come forward or showed an interest in heading up a committee to take any action regarding color change, but they are in The Villages off and on rather than full time. There were many concerns from the residents. They wanted to know how the trim color was chosen, and if the trim color had to be used on garage doors, how a new villa color would be chosen and how the board approved this color change. It was also mentioned that the homes in DLM are selling rapidly and at the best prices. The board addressed the audience by stating that some members of the community wanted to change the color of the trim. They selected a new color (Sherwin Williams #1316 Winnipeg Sand), they drew up a petition and went to homeowners asking for support and signatures. After obtaining 108 signatures from homeowners they presented their petition to the Architectural Review Board in The Villages. The ARC board agreed that the selected color was within the DLM color pallet and gave their approval for the color change. A count of 104 homeowners is required to pass a petition. The Board of Directors of DLM was NOT asked or could they give approval. Therefore, if homeowners want to paint their trim or garage they must use the 2019 approved color. If they do not, it will be an issue between the homeowner and the Community Standards. The board also stated that they are not interested in making changes that the majority of homeowners do not want.

Marcia Paholski read the secretary's report from the Feb 28, 2019 meeting. The board unanimously approved the report.

Lynn Camadine read the treasurer's report. . The board unanimously approved the report.

Lynn spoke to the board regarding the investment of approximately \$75,000 into three certificates of deposit. It is difficult finding a banking institute who will agree to a HOA board buying a certificate. We first must come up with a time frame of when we will need the funds to use in a major project. Tom Hertz will look into the strategy for this endeavor.

Landscaping information. The board has received three estimates from Cepra for landscaping projects. The first involves improving the drainage on the north entrance to the park and adding more jasmine to both entrance areas at a cost \$2,994.00. The board agreed to accept

this plan. The second was to remove old junipers within the park and replace with sod at a cost of \$2,107.60. The board decided against this plan. The third was to install pine straw throughout the property at a cost of \$2,212.50. The board decided to hold off on the pine straw for the time being and see how it looks. The board feels at this time with so many large projects looming we need to be as economical as possible with our spending. There were several comments from the audience. It was stated that after two years the entrances in particular still do not look good and perhaps Cepra is not guiding us well. The board stated that the Skunk Weed problem was much worse than we had anticipated and that very strong chemicals were used in the area of the entrances to eradicate the weeds. There was also the issue of the rabbits eating the young tender plants and we also have a drainage problem on one side that must be corrected. It was also suggested that we purchase plants from local box stores to save money. The board stated that Cepra would only plant their own merchandise. A group of ladies in the audience (Helen Stebler, Gloria DePasqcalis and Nance Crawford) offered to do planting within the park. The board accepted their offer and advised them to form a committee and get back to us at the next meeting.

Robert McMahon was unavailable to report on the pool committee. Steve advised that the pool motor, once again, stopped working. It was still under warranty and was replaced. We will pay a labor charge, which has not been billed yet. There were comments from the audience about the frequency of replacement of the motors. Some feel it could be electrical and some feel it could be ventilation. It was suggested that the board hire a pool company to do a complete inspection of the pool and operational equipment and get a professional opinion of the operational efficiency of the whole situation. The board felt that was an excellent idea and Steve will ask Bob to take care of it and get back to us.

Helen Stebler of the paint committee, has been working with painting contractors to get prices for the cleaning, repairs and painting of our common walls. She expects to get back to Steve with estimates by the end of this month.

Steve reported that he has spoken to our insurance carrier and confirms that the board members are insured for liability.

The board discussed their involvement in DLM compliance issues. Vice president, Trevor Reynolds, is heading up dealing with compliance complaints. There is concern that if Trevor cannot get a homeowner to comply to an issue should the board become involved? After discussing alternative plans the board decided that if Trevor did not succeed it could become necessary to turn the matter over to the The Villages Community Standards department. A motion was made that the board not become involved turning in compliance issues. The motion was passed unanimously.

Tom Hertz reported that we need a maintenance strategy with regard to the painting of the walls, repairing the pool pavilion, and other large maintenance items. District property management has advised that homeowners who have property that borders our walls on the west side of Delgado and Hernandez have a deed restriction which states that there is a three foot easement from our walls for maintenance and utilities. The board was in agreement that we must notify each homeowner in writing that they are required to remove all items from

the walls. If homeowners do not comply, District Property Management will enforce the deed restriction for us. It was also decided that we would look into using the new trim color on the common walls.

The board again discussed an electronic newsletter, which would be emailed to homeowners. It has been determined that the DLM message board on the web site is not intended to be for official board business. The site is not password protected and should only be considered a public bulletin board. The audience was very receptive to the idea of getting an email directly to their PC, which would contain HOA board official and or unofficial information. It was pointed out to us that we must be very careful to take the necessary legal actions to do this. We would have to receive written, on paper, consent from each person who wishes to be included. The board is drawing up a legal consent form and will be mailing them to each homeowner. The homeowners would be required to return their written consent.

With no other business Lynn made a motion t at 5:00PM that we adjourn, and Tom seconded the motion.

Marcia Paholski,
Secretary