

The Villages Condominium Association

Annual Meeting Minutes

June 21st, 2023

Call to Order:

All Board Members, Tom Conoley, President; Harry Wagner, Treasurer; and Jahan Khavari, Secretary present. Meeting was called at 6:30pm in the Condominium's clubhouse.

Old Business:

- Construction nearing an end
 - Sidewalk repair to be concluded in the coming days.
 - Internal unit repairs ongoing.

New Business:

- Update to the rental penalty
 - Currently \$100/month
 - Motion to change to \$1,000/month; every three months an additional \$500 is added to the penalty (ex. Months 3-6 are \$1,500/month, months 7-9 are \$2,000/month)
 - Owner of the rented unit(s) to have no voting rights
 - Motion passed but will still be run by a lawyer.

Committee Reports

- Social Committee
 - 4th of July Celebration
 - HOA will provide the meat (Hotdogs & Hamburgers) to be served around 5pm.
 - Residents and guests are welcome to attend; please bring a dish to share.
 - Fireworks to being around 9:30pm; end of the street to be cleaned up in preparation
 - Bingo in the clubhouse on July 29th at 2pm.

Close:

A motion to adjourn was made by Jahan at 6:51pm and seconded by Harry.