

BOARD MEETING AGENDA – Wednesday, September 24, 2025 East Pool Clubhouse Valencia Park
President: Annette Pardue VP: Carrie Oldfield Treasurer/Secretary: Craig Williams

1. Call to Order – 7:00

2. Guest speaker -Solid Waste and Recycling – Johnathan and Colby

Contaminated items, rinse food, no pizza boxes, no bags, tangles, Citizens Academy, new can labels coming, bi-annual shred day. Post information on HOA website. Storm consolidated neighborhood debris. Curbside debris to be separated from yard waste. Cul de sac improper dumping. Entire household contents evictions to the curb, handled in the courts. City offers higher service levels.

3. Approval of September 2025 Minutes/August Meeting - Approved

4. Reports

a. Treasurer's Reports

b. Beautification Committee Reports – five people serving, independent services

- i. Gentle reminders
- ii. We will be doing this the second Wednesday of each month
- iii. We also pick up garbage and newspapers on our walks

c. Architectural Committee - Annette

- i. Pools - New equipment - Health Department – to be done next week
- ii. Brush monthly done - Josh is doing a great job.
- iii. Josh to clear out, clean and reopen second bathrooms for residents use, move and organize cleaning supplies into the pump rooms
- iv. Pump room keys to Sue
- v. Signs for Bathrooms - Josh

5. CNC updates - Annette

- a. Stevenson Creek – Lisa Lanza, dredging, manatees,
- b. Code Compliance – Daniel, post issues online

6. Bylaws compliance - no response – San Marino black house

- a. Will send by snail mail. Contacted lawyer

7. Halloween Contest - Oct 31st at 5:30 by East Pool.

- Look for tables with prizes.
 - Post signs on HOA signs - Annette

Unfinished Business/Update

1. Feral Cats Progress - Craig – connect with Bernie

2. Windows and 1 door for the clubhouse - Annette

- a. Riveroll awarded the order, Craig will coordinate payment with Darrell

Open Forum. During open forum, each attendee may address the board for up to three minutes. A director or manager may briefly respond to statements made or questions posed. Speakers must observe rules of decorum and not engage in other disruptive behavior. The time guidelines ensure that others will have an opportunity to speak. Speakers may not allot their time to others. All persons must follow the Meeting Rules listed at the bottom of this agenda.

New Business

1. ADA Sidewalk for San Sebastian Way S
 - a. Annette working, handicap resident in need
2. Contract with Royce Bravo - sent to Scott Tankel for his review
 - a. What does warranty mean, paying for service calls?
 - b. East gate needs a new closer
3. Exterior Change by Anabil Karina De Abreu Gomeze
 - a. Brick front to their house, approved.
4. Other items deemed necessary

MEETING RULES: HOA members may observe the meeting but do not have the right to participate in the board's deliberations or votes. Members may address issues during the open forum portion of the meeting. If attendees become disruptive, they may be expelled from the meeting.