

### **Men's Coffee Minutes – July 22 2014**

The meeting was moderated by Jeff Brown and was called to order at 9:00 am.

Lester Lutz opened the meeting with a report on the VillageWalk Covenants Committee. Lester mentioned that the Rules and Regulations originally established by Pulte/Divosta can be found in the original documents provided to Homeowners at time of purchase. Lester mentioned that enforcement for the most part has been relatively easy, as most Rules and Regulations are based on common sense and help to maintain and increase our home values. Jeff explained that the Covenants Committee is more like the "Jury"; The "Police" of the community are the property owners. Both Jeff and Les went on to explain how an infraction is handled.

- First – a complaint must be filed. Forms can be found at the Town Center.
- Second – Violations are then investigated and evidence gathered.
- Third – If the Covenants Committee finds that a violation has been committed, a Letter of Violation will be sent to the violator. The homeowner in violation can either correct the violation, or ask for a hearing if the violation goes unanswered. Fines can be levied (up to \$1,000 per violation) according to Florida law. Non-compliance can result in loss of Community privileges and liens could be applied against property. If the situation is not resolved, the problem could be presented to the Florida Court System. As of yet, the Covenants Committee has not had the need to file for remedy with the courts.

Jeff and Les went on to explain, that in order to change a regulation for common area situations, a 67% vote of homeowners is needed. Regulations concerning individual properties need a 51% of the homeowners to approve new / changed regulations. Rules on the other hand can be changed by a simple majority of the Homeowners' Association Board.

The discussion on the Covenants Committee was then concluded, and the floor was opened for general discussion. Jeff mentioned that at the last Men's Coffee meeting, the question of unsold lots and Pulte's financial responsibilities to the Homeowners' Association came up. After looking at the documents, Jeff reported that he believes that Pulte is liable for the common area share of our Homeowners' Association dues. Individual Lot Assessments would not come into play until homes are landscaped and sold.

The discussion then turned to ADT (our alarm system company). Jim Bridges reported that we are under contract with ADT for 5 years after the last home is sold. Jim reported that approximately \$16.95 per month is paid to ADT per home through our Homeowners' Association Fees.

A question involving the installation of Century Link "Prizm" in our community was raised. It was determined that Century Link "Prizm" can be installed and is being installed in the newer sections of the community, but is not available in the older areas of our community.

Jeff then spoke on his great satisfaction with Amoco (our Men's Coffee Sponsor). Jeff explained that he had gone to an auto repair center and was quoted a very high price. He then contacted Amoco. They not only picked up his car, repaired the problem, but then returned the car to his home all for a fraction of the original quote.

Meeting adjourned at 10:00 am.