



**VERDERA COMMUNITY ASSOCIATION
ANNUAL MEMBER MEETING
HELD AT THE
CATTI VERDERA COUNTRY CLUB**

July 16, 2020

I. Call to Order – 6:00 PM

Directors Present:

Shamus McClure – President
Tony Manning - Treasurer
David Stanley - Director
Brian Hood - Director

Directors Absent:

Lee McCormick, Vice President

Others Present:

Leanne Luebkehan, Association Manager
Ron Shearer – UNC Community Management

II. Minutes Approval

Shamus McClure made a motion to approve the January Minutes as read. It was seconded by David Stanley. The motion carried.

III. 2020 Annual Meeting

Determination of Quorum

A quorum was determined based upon members who signed-in on the attendance roster and the returned Official Ballots.

Selection of Ballot Counters

The following homeowners volunteered to count ballots; Jackie Nelson, Village 23, Bob Zdravecky, Village 23, and Sandy Kandris, Village 23. The Association thanks them for their willingness to assist in the election process.

Announcement of Elected Directors

William Kemper received 295 votes, David Stanley received 189 votes, and Brian Hood received 182 votes. Lee McCormick received 140 votes. The newly elected Directors are William Kemper, David Stanley, and Brian Hood.

The Association would like to thank Lee McCormick for his willingness to serve as well as his past 10 years of service to the Verdera Community.

Election of Directors

The election was tabled for a future meeting.

IRS Roll-Over Resolution

By a majority vote, the membership approved the IRS Roll-Over tax savings resolution.

IV. Treasurer's Report

Tony Manning made a motion to approve a lien and foreclosure proceedings against APN #337-060-017-000, which had been previously reviewed and approved in Executive Session. It was seconded by Brian Hood. The motion carried.

Tony also advised the members that delinquencies are down. Currently there is approximately \$1,188,000 in Cash Reserves. We are currently holding \$175,000. in DRC deposits. We would like to return deposits on completed projects as soon as possible.

V. Homeowner Forum

113 Cresta Court

This owner asked about responsibility for fence repairs.

The Board advised that it is the responsibility of the homeowner to make the necessary repairs needed. Paint colors for various villages are available on the Verdera website.

VI. Discussion Topics

Village 23 Bond Release

The Board informed residents of Village 23 that they would be releasing the bond now that Lennar has completed the sidewalk repairs.

Overnight Parking

Due to continued non-compliance to overnight street parking rules, the Board has asked Cal Tac Security to begin tagging vehicles. First time offense will receive warnings, second Offense will receive a notice and \$50.00 fine. Third time offense will receive a notice and \$100.00 fine. Fourth offense will be towed.

Common Area Landscaping

New bark will be spread throughout the Common Areas of the community.

The new mini park area installation is underway on Monteverde Drive.

The 20 tree Citrus Grove has been completed just outside the lake gate. Maintenance and care of the trees is being overseen by John Fett and Kurt Lemmons, residents of Village 18.

VIII. Adjournment – 7:30 PM

Respectfully submitted,

Brian Hood, Secretary