

*The Villages of Wesley Chapel Homeowners  
Association*  
27251 Wesley Chapel Blvd. Box 219  
Wesley Chapel, Fl. 33544  
813-973-0820  
VWC7328@GMail.Com

**Notice of Board Meeting**

**Call to Order, 7:00 P.M. :** Meeting held at: Econo Lodge 27615 Wesley Chapel Blvd. Wesley Chapel, Fl.  
December 10<sup>th</sup>, 2024 Board Meeting Agenda.

**Board Members Present:** (Place a check mark beside the name if present) **Roll Call:**

<input type="checkbox"/> Jim Fernella – President	<input type="checkbox"/> Dave Durham
<input type="checkbox"/> Joan Paisley – Vice President	<input type="checkbox"/> Garrett Hamblen
<input type="checkbox"/> Linda Durham - Interim Treasurer	<input type="checkbox"/> Staff Secretary - Teri Prestigiacomio

**Volunteers:**

Vincent Tumbiolo: Reader Board Mgr.

**Guest(s) Present wishing to address the Board:** (Allowed 3 minutes and Must sign in.)

Guest: _____	Guest: _____
Guest: _____	Guest: _____
Guest: _____	Guest: _____

**Agenda: for October 8<sup>th</sup> 2024 Board Meeting**

1. Call to order
2. Roll Call
3. Proof of notice of meeting
4. Determination of a quorum
5. \*\*Affirmation of Board members.\*\*
6. Minutes from October 8<sup>th</sup>, Regular Board Meeting
7. Treasurer report:
  - a. Monthly Profit and Loss Statement.
  - b. Authorization to pay monthly Expenses, will be named.
  - c. Status of new credit cards – Received and Active.
  - d. Not Moving Reserves to Chase Bank – Because of new requirements.
  - e. 2025 Invoices – To Be Mailed
8. Maintenance Issues -
  - a. Up-Coming Pond inspections in March – Need approval for D.S. Franks to do the inspections - \$195.00 per each permit.
  - b. Approval of a contractor to repair the perimeter wall, Quotes were submitted.
  - c. Approval to have a contractor repair the 2 gates – Still asking for quotes.

- d. Approval to have a tree company remove the trees from the ponds- 1 quote received at the time the agenda was posted.
  - e. Approval for Emergency tree limbs hanging over the side walks and Wesley Brook dr. completed on 11-22-24
  - f. Repair of electrical outlet at the Rt side wing wall -
9. Old Business:
- a. Web Site to be built? Need to be completed by January 1<sup>st</sup>, 2025 – Status?
  - b. Wix Web Site will have to be used to make dues payments.
  - c. Dirty Sidewalk to be discussed – On Hold
  - d.
10. New Business:
- a. Discussion, Board Certification required by new state law:
  - b. Discus required filing, (BOI Reporting) to FinCen - Financial Crimes Enforcement Network under the Corporate Transparency Act. A Div. of the U.S. Treasury.
  - c. Possible Board resignations and issues associated with resignations under the new laws.
  - d. Authorization to buy Pointe Ceta's for the Holiday decorations.
  - e. Google email accounts almost full, need to purge old emails past 7 years to make room so not to get charged extra.
  - f.
11. ARC Request:
- A. Storm related ARC requests are being approved.
  - B.
12. ARC Violations:
- A. Discussion -because of Hurricane Milton storm damage violations should be on hold till after 1<sup>st</sup> of the year.
13. ARC Finning Committee:
- A. 28829 Windover - Pressure wash driveway and sidewalk -Owner sent certified letter \$25.00 fine imposed. If not resolved by August 8<sup>th</sup> a \$20.00 a day fine will be added. up to \$1,000 dollars. **Update: No response from homeowner since last meeting**

General Membership Meeting  
January 14<sup>th</sup> 2025