

VHA Board of Directors – Meeting Minutes

Lake Miona Recreation Center 1:00 PM December 21, 2022

Board Members - Present: Karl Arps, Russ D’Emidio, Mike Dollard, Peter Moeller, Phil Walker, Chuck Wildzunas

Board Members - Absent: Fred Briggs, Vivian Stephens,

Invited Attendees: Peggy Fiore – VHA Foundation Committee Chair; Len Olen – VHA Helping Hands Vice President; Peter Russell- VHA Executive Vice President, Joan Sullivan-VHA Secretary

Call to order: President Phil Walker called the meeting to order at 1:00 PM and led the Pledge of Allegiance.

Agenda Approval: Phil asked for a motion to approve the agenda. Motion made to approve, seconded and approved.

Previous Meeting Minutes: Phil asked for a motion to accept the minutes from the November 16, 2022 meeting. Motion made to accept, seconded, and approved.

Treasurer’s Report: Treasurer Mike Dollard referred to the financials attached to this meeting’s agenda asking if they are any questions. Peter Moeller noted the “abysmal” amount of donations from the VHA Golf Cart Safety Clinic (GCS). Phil explained a donation box was first set out during this year and donations are not promoted. Peter M. suggested donations are requested during the program. Peter M.: Is the VHA promoted at GCS? Phil: Yes, along with the VHA website. Membership applications are made available to GCS attendees.

Phil stated the financials are to be filed for audit.

New Business

Board Election – President: Phil called on Nominating Committee Chair Chuck Wildzunas. Chuck stated that “with great pleasure” he presents for nomination as VHA President the VHA Executive Vice President Peter Russell. Chuck asked a motion to accept Peter Russell as the new VHA President. Motion made, seconded and approved unanimously.

Term Limits: Peter R. referred to the handout distributed during the meeting of a proposal to remove term limits for Board members. Peter explained current term limits could cause key members to step down when term limits expire. Discussion concluded to move this topic to the January 2023 Board meeting. Chuck will work on language for possible revisions that prevent the loss of Board members.

Board Election – Board Members: Peter R. announced the names of Board member nominees: Ray Viall, who lives north of CR 466; Sandra Rzepecki the Assistant Membership Chair who requested to do more with the VHA; Walter Martin who volunteered in several areas of the VHA for many years. Peter asked for a motion to accept all three nominees as Board members. Motion made, seconded and approved unanimously.

New Board members gave a brief summary of their backgrounds followed by the remaining Board members and invitees.

Ray Viall began visiting family in 1988 ultimately moving into The Villages rebuilding on the site of the family home. Ray worked for OSHA and other securities companies in their insurance departments.

Sandra Rzepecki moved to The Villages in 2009 having worked as a paralegal but not with litigation. Peter R. added Sandra is now the Chair of a Documents Committee to determine best storage decisions for VHA documents.

Walter Martin worked 41 years in automotive insurance with GMAC and Allied Financial Automotive Insurance. After retiring in 2004, Walter and his wife moved to The Villages, and volunteered to be VHA Neighborhood Representatives. Always involved in government, in 2005 Walter ran for and was elected to CDD 5 Board of Supervisors. Walter is also involved in several Villages theater groups.

Russ D’Emidio explained that an orientation meeting is scheduled for the new Board members in early January to help them become familiar with Board procedures.

Additional: Board Election and Appointments: Peter R. asked for a motion to accept former Board Past President Fred Briggs to become a Board member. Motion made, seconded and approved unanimously.

Peter R. announced the appointment of Mike Dollard as Secretary – Treasurer of the Board and Joan Sullivan as VHA Secretary.

Old Business

Review – Drafts: Board Documents: Peter R. called on Policy Committee Chair Karl Arps. Karl referred Board members to drafts of the following five (5) Board Documents: 1. The Villages Homeowners Advocates, Inc Board of Directors Mandate: revised to include proper wording for the Nominating Committee. 2. Committee Charter VHA Nominating Committee: document specifically spells out the procedures for this committee. 3. VHA Policy 1.3 Structure & Span of Control: revised from VHA four regions to three regions with a further revision of Far South renamed South. 4. Position Description VHA President. 5. Position Description VHA Executive Vice President.

Suggested change: Revise \$2,999 to \$3,000 in order to correspond with the amount for which the VHA Treasurer can sign.

Response: This revision makes sense and will be done.

Karl asked for a motion to accept all five (5) document with the appropriate revisions. Motion made, seconded and approved unanimously.

Karl referred the Board to four (4) additional documents for their information: Position Description Treasurer; Position Description Secretary; Position Description Neighborhood Representative; VHA Policy 5.1 Membership. Policy 5.1 has been revised to state “residents” may become members in order to correspond with the VHA Bylaws revising the word “homeowners.” Renters reside in The Villages as homeowners as they hold the homeowners’ ID number. This revision also includes the renters residing in Villages rental properties.

Karl asked Board members to email any further suggestions for revisions to him and the President will then bring those suggestions before the Executive Board (EB). Karl - Karl.arps@gmail.com Peter Russell – pmrhop@aol.com

Referencing EB, Peter R. reported all three (3) VHA Area VPs are scheduled to attend the Sumter County Citizens Academy. Karl representing residents who live in Marion County will also be signing up for the Marion Co. Citizens Academy. A link to these resources will be added to the VHA website.

VHA Foundation Committee (FC) - Update: Foundation Committee Chair Peggy Fiore reported FC distributed \$29,000 in cash grants in year to date addressing philanthropic causes: youth, nutrition, mental health, hospital auxiliary, and four (4) separate distributions for hurricane disaster relief. Other grants went to Operation Homebound, Operation Shoebox and Habitat for Humanity Villages Club.

FC’s plan for 2023 is setting a goal to raise \$100,000. The previous anonymous donor explained donations in 2023 could not be as large as before. FC would like to consider renewing some of the grants to those who already received them. There will be regular attention given to balancing donations. A press release has been sent to Maddie Cutler of a summary of FC work in 2022 with CC to Jan Palmer – VHA Voice editor and Beth Musser VHA Website Content Editor. A high goal for PR has been set.

Suggestion: Search for matching gift opportunities for people who may match up to a certain limit and companies with philanthropic efforts.

Suggestion: Encourage those who receive FC grants to promote the VHA. Peggy cited TLC has added a notice to the back of 500 booklets staying “Printed by a grant from Villages Homeowners Advocates Foundation Committee.”

Suggestion: The Voice features FC requests for donations.

Peggy suggested the VHA website to have a front-page summary of the FC as is done for VHA Helping Hands.

The Voice - Update: Peter R. reported the Voice would be a full-page ad in the Villages Daily Sun newspaper in Section C on Thursday January 5, 2023 on a right hand page. A note will state at the bottom of the page “Paid for by the VHA.” This will provide a great deal more exposure for the VHA more than doubling readership. One QR code with direct readers to the VHA website. Goal is to place QR codes in each article that will direct readers to specifics of the website. i.e. complete text of Town Hall Meetings and featured articles.

To maximize coordination of VHA media, Russ will be a non-voting member of a VHA Marketing and Communications Committee, which includes Jan Palmer – Voice, Beth Musser – Website, Jim DeCastro – Facebook.

New Business

VHA 2023 Budget: Mike asked if there are any questions about the proposed 2023 VHA budget.

Q. What is the “x” next to some of the amounts?

A. That was a reminder to myself to research if those amounts are correct which they are.

Peter R. asked for a motion to approve the 2023 VHA Budget. Motion made, seconded and approved unanimously.

Mike asked the secretary if she knows who has use of the VHA Debit card. Joan Sullivan replied that she is unaware of this. It is decided to review the resolution of the debit card assignments during the January 26, 2023 Board meeting.

VHA Helping Hands (HH) 2023 Budget: HH Vice President Len Olen referred members to the 2023 HH Budget distributed during this meeting. Len explained, being conservative HH re-categorized some of donation funds and cut down the request for funds from the VHA to little more than \$1,000.

Motion made to bring the 2023 HH budget to the floor for discussion, seconded and unanimously approved. Peter R. noted that HH pays for some items and VHA pays for other HH items. Following discussion, motion was made to accept the 2023 VHA Helping Hands budget with the request for \$1,090 from the VHA, seconded and unanimously approved.

Members Comments

Peter Russell: “Thank you” to Karl for his three (3) years as Board member and keeper of the Board documents.

Chuck Wildzunas: “Looking forward to working with the new Board members.”

Russ D’Emidio: “Thank you” to Karl for his energy and efforts. Russ added he is also looking forward to orienting the new Board members.

Peter Moeller: “Appreciate” all Karl’s time preparing documents. Karl will be missed.

Ray Viall: Commended Karl on preparing and working on the documents.

Sandra Rzepecki: “Looking forward to working with the Board.”

Walter Martin: For a first Board meeting this is “mind blowing!”

Phil Walker: “Thank you” to everyone on the Board and the Executive Board for all their help. Phil expressed appreciation for working with all the VHA.

Peter Russell: A huge “Thank you” to Phil for accepting Peter as Phil’s Executive Vice President and giving Peter the latitudes to be able to establish a focus group as Peter works on setting directions for the VHA. Peter announced the Board of Directors might see changes as it moves from being an oversight Board to a more involved Board.

Meeting adjourned at 2:26 PM

Respectfully submitted,

Joan Sullivan

Next Board Meeting: THURSDAY 1:00 PM January 26, 2023 Lake Miona - Resolute Room