

## **VIERA EAST VILLAGES DISTRICT ASSOCIATION BOARD OF DIRECTORS MEETING**

DATE: February 16, 2006  
TIME: 6:30 PM  
PLACE: Ralph Williams Elementary (Art Room)

<b><u>IN ATTENDANCE:</u></b>	Ron Yanko	Bill Macheras
	Tony Soto	
	Rusty Banks	Fair/Way Management

Terry Mott was present, however came in after the meeting was called to order.

### **CALL TO ORDER**

Ron Yanko called the meeting to order at 6:36 PM.

### **PROOF OF NOTICE**

Tom Dillon of Fair/Way Management stated that "Proof of Notice" was posted at each entrance in accordance with the bylaws of the Association.

### **MINUTES**

The minutes of the December 1, 2005 Budget meeting were presented to the Board for review. Rusty Banks made a motion to approve the minutes as presented. The motion was seconded by Bill Macheras and passed unanimously.

### **OLD BUSINESS**

- a) Street Trees – Ron Yanko asked management to give a summary of why this issue is on the agenda at all. Management reported that a homeowner was sent a violation letter for planting unapproved trees in the right of way (street area). The Board needs to make a decision on whether to replace missing street trees and what to replace them with in order to keep the area uniform. Terry Mott gave a report on her findings of what can be planted in the street area. Mrs. Mott met with the county director. Every association is required to have a "Use Agreement" with the County. The County has total say as to what can be planted in the right of way area. Oak trees cannot be planted in the right of way area. A homeowner can remove a tree if it falls over but you cannot plant a new tree and you cannot replace the old tree without County permission. The Board has the ability to make the rules and state the type of tree that can be planted in the right of way as long as it is on the list. This cannot be done until after the "Use Agreement" is in place with the County. The "Use Agreement" is going to dictate what type of insurance the Association is required to have. The Association is liable for the right of way area plantings and any damage they may cause. The County will dictate what amount of insurance the Association will be required to carry if the Association allows trees in the right of way. If the County has to come in and do work on the right of way area and has to remove the plantings there, they will not replace them. The County would come in a remove the existing trees that are problems or are falling down if requested. The state recommends the Sabal Palm (Cabbage Palms) and Perotus Palm. Following Terry's report, Ron Yanko reported that he had gone around to various Viera communities and observed their street plantings. Mr. Yanko feels that allowing only one type of tree planted in the right of way area will give the community the best appearance. Management suggested that the next meeting be noticed as a meeting for the consideration of the street planting. Ron Yanko is in favor of not allowing any replacements of missing trees. When a tree goes down, it gets replaced with grass only. The decision will be made at the next scheduled meeting. In the meantime, if someone plants in the right of way area, they will be sent a violation letter for unapproved plantings. They will be required to remove them. Rusty Banks made a motion to instruct the homeowner in Templeton to remove their unapproved street trees and comply with the

- existing policy and that this item be tabled pending further research and review and proper notification for the next meeting. The motion was seconded by Tony Soto and passed unanimously.
- b) Newsletter – Ron Yanko stated that the newsletter was almost ready to go out and was going to go out before the meeting however it was decided that it would be distributed next week after the meeting to announce any news from the meeting.
  - c) Covenants Committee – Rusty Banks read a report from the committee. The report stated that regular inspections are continuing to be done and letters are sent. Ron Yanko requested that lists of the violations be sent to the Board. Ron Yanko stated that the CC is still in search of new members.
  - d) Due Process – Tom Dillon stated that the Due Process is scheduled to have an upcoming meeting on March 6. Six homeowners are on the agenda for that meeting.
  - e) Social Committee – The association is still in search of this new committee.

#### **NEW BUSINESS**

- a) Management discussion of Viera East Community Association – Tom Dillon reported that the VECA is going to be turned over to the membership. The VECA is trying to get interested members to become involved with the Transition Committee.
- b) Tony Soto's upcoming vacancy – Tony Soto's replacement would fill his term for the duration of his 2-year term from last December's Annual Meeting. There is one person interested in Mr. Soto's replacement. The announcement will be in the upcoming newsletter.
- c) Deed Restricted signs – After a discussion about putting up signs to state that the Villages is a deed restricted community, Terry Mott volunteered to put together a "welcome packet" for new homeowners. The intent of this is to help eliminate the excuse from homeowners that they weren't aware that the community was deed restricted. This would be in place of adding more signs.

#### **ADJOURNMENT**

With no further business to come before the Board, Tony Soto made a motion to adjourn the meeting. The motion was seconded by Rusty Banks and it passed unanimously. The meeting was adjourned at 7:42 PM.

Respectfully Submitted,

Thomas Dillon  
Fair/Way Management

#### **ACTION ITEMS**

**Terry Mott** – Put together a "welcome packet" for new homeowners.