

**Vineyards Community Association, Inc.**  
**Board of Directors Budget Meeting**  
**September 26, 2024**

**Call to Order:**

Dave Simbari called the meeting to order at 10:31 AM at the via Zoom due to hurricane Helene

**Notice & Quorum:**

Due notice was given, and quorum was met with John Bauman (JB), Phil Trigiani (PT), Alan Norris (AN), and David Simbari (DS) present at the meeting. Tom Sackett (TS) attended via Zoom. Also attending was Philippe Gabart (PG), and Kristin Mello (KM) of PMP Management.

**Neighborhood Representatives (NR) Present in Person or Via Zoom:**

Augusta Falls – ZOOM  
Chardonnay – ZOOM  
Concord – ZOOM  
Fountainhead – ZOOM  
Hammock Isles Homes – ZOOM  
Oak Colony -ZOOM

Regency Reserve – ZOOM  
San Rafael - ZOOM  
Tierra Lago – ZOOM  
Tuscany – ZOOM  
Valley Oak - ZOOM  
Vista Pointe – ZOOM

**Acceptance of Prior Minutes:**

PT made a motion to accept the minutes from the September 28, 2023. Board meeting as written, AN seconded the motion, the motion carried.

**OLD BUSINESS:**

None

**NEW BUSINESS:**

**a. Motion to transfer funds into Reserves:**

*DS made a motion to transfer \$300,000 from the Master operations account to the master reserves. Seconded by AN and the motion carried unanimously.*

*JB made a motion to transfer \$100,000 from the Access Control Operations account to the Access Control Reserves. Seconded by AN and the motion carried unanimously.*

**b. Review and Approval of the 2025 Proposed VCA Operating and Reserve Budgets.**

**JB made a Motion to approve the 2025 budget as presented. AN seconded the Motion, The Motion carried unanimously.**

**Adjournment:**

**DS made a motion to adjourn the meeting at 10:43 am, JB seconded the motion, the motion carried unanimously.**

Respectfully submitted,  
Kristin Mello, CAM

Association Manager  
Vineyards Community Association