

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