

**BOARD MEETING MINUTES** – Wednesday, February 25, 2026, East Pool Clubhouse, Valencia Park

Annette Pardue                      President  
Kaylyn Krahn                        Vice President  
Craig Williams                      Treasurer

1. Call to Order 7:08 PM
2. Approval of Minutes/January Meeting
3. Reports
  - a. Treasurer's Reports
    - i. Need to inform community on HOA payment processes
    - ii. Have Darrell present at meeting and record for facebook and website.
  - b. Beautification Committee Report
    - i. February 11 & 12
    - ii. Notices for mold on homes and debris – Houseclean Home Depot/Lowes green bottle
    - iii. Posted the pressure washing company on Facebook
4. Architectural Committee - Annette
  - a. Josh out on medical, neighbor approached to help.
  - b. Pools
    - i. Quotes from Riverroll Company for four bathroom door replacements
      1. Motion passed.
5. CNC updates - Lisa
  - a. Posted on the website – The Landings on Keene, put in a water park with two other projects. Enlarge airpark.

Unfinished Business/Update

1. Royce Bravo - door and laptop cameras
  - a. New Recorder installed in West Pool
  - b. All cameras are up and running
2. ADA Sidewalks – only works if you're having an issue. Submit to ADA for escalation.
3. Grammarly - cost went down to \$72/ year – purchased. One user.
4. Community Garage Sale – postpone to after Neighborhood Day.
  - a. Only one person responded to help chair and organize
  - b. Will post another to see who would want to participate
5. Neighborhoods Day Saturday March 28. Noon to 3:00PM
  - a. Planning Meeting: Saturday 03/14/26 10:30 East Pool Clubhouse
  - b. Facebook posted, flyer on website and facebook.
  - c. Gas grill, Kaylyn and Bernie.
  - d. Still waiting to hear if we got the grant
  - e. Door Prizes: Hairy Hound, Hair Salon Sheer Success, Dance Studio
  - f. Loggerhead Demonstration
  - g. Snapper Table
  - h. Park Martial Arts Demonstration noon
  - i. City departments
  - j. Volunteers to help

Open Forum. During the open forum, each attendee may address the board for up to three minutes. A director or manager may briefly respond to statements made or questions posed. Speakers must observe rules of decorum and not engage in other disruptive behavior. The time guidelines ensure that others will

have an opportunity to speak. Speakers may not allot their time to others. All persons must follow the Meeting Rules listed at the bottom of this agenda.

#### New Business

1. Neighbor requests to install a gazebo. 14x12x10. Approved, has to meet all city requirements.
2. Sunbiz – Phil to update Kaylyn’s email, need to update website.
3. Add sign for underage children for both pool gates.
4. Perimeter fencing followup
5. Seton fenceline to the west. Shared fence between neighbors, no HOA liability.
  - a. Check bylaws and covenants.
  - b. Confirm this fence has perimeter status.

Adjournment: 7:58PM

#### Other deemed necessary

**MEETING RULES:** HOA members may observe the meeting but do not have the right to participate in the board's deliberations or votes. Members may address issues during the open forum portion of the meeting. If attendees become disruptive, they may be expelled from the meeting.