

MVHOA Board of Directors Meeting #119 on 8-18-2026

The meeting was called to order at 9:17 a.m. at the Palazzo. Present were President Margaret Jacobson, Interim Vice President Dave Bryan, Treasurer Ginger Sorenson, Secretary Sharon Gittleman, and At-Large Directors John Delaney, Vicki Locati and Carole Valentine.

Summary of Inter-Meeting Business (June 16 through August 17, 2026):

- June 16, 2026, Board Meeting Minutes were approved on June 19.
- The draft Audit report discussed at the June Board meeting was approved by email vote of Board members on June 17 as some were unable to review the report prior to the meeting.
- On June 19, the Board approved by email vote a \$200 bid for deep cleaning The Palazzo. The job was done on June 24.
- On June 19, the \$1,789 bid to remove leaning arborvitaes behind 9622, 9624, and 9626 Vincenzo submitted by Just Believe It Landscaping was approved by the Board following clarification from the contractor on the number of arborvitaes to be removed and related work that was included in the bid price.
- The 2027 Reserve Study was distributed to the Board on July 21.
- On July 9, the Board approved by email vote the rental request of the Owner of 9605 Mia Lane.
- On July 10, a letter was mailed to the Owner of 9209 Vincenzo advising him of the Board's decision to leave the construction spigot in the rear yard in place until the Townhome is sold, providing he agrees to let the HOA service it as needed.
- On July 23, a notice was emailed to 9906 Mia Lane Owners to get a courtyard tree trimmed this Fall or when temperatures moderate.
- On August 8, the Board approved by email vote the rental request of the Owner of 9803 Mia Lane.

Reports:

a) CC&R Enforcement

Pet waste has precluded full lawn service at four addresses once over the past two months. David notifies the HOA when they do not mow a yard in case residents contact us to find out why their property was not fully serviced. One was a rental and the on-site property manager and Landlord-Owner were notified by Sharon; another was a repeat offender of pet cleanup rules and was advised to do better to comply.

b) Finances

- A motion was made and duly seconded to approve the June 2026 financial, budget, and balance-sheet reports. The motion passed unanimously.
- John and Dave said the RV Storage Area fence could easily wait until next year to be stained or repainted. The latest Reserve Study does not recommend any other major projects until building painting in the early Phases in 2028-29.

c) ACC

- There has been no response to the letter sent July 10th to the Owner of 9209 Vincenzo.
ACTION: Sharon will call his wife, to whom she has spoken several times previously on various matters, to see if they understand the Board's intent and try to get him to sign the agreement.
- Margaret will ask David to assess if further trimming or landscape cleanout is needed in the rear of 9411 Vincenzo by the Owner or the landscape crew (tree by patio). Sharon noted that she needs to add this address and 9401 Vincenzo's special Owner-maintained landscaping to the HOA's list of unique landscaping addresses.
ACTIONS: Margaret and Sharon.
- John and Dave will do the stucco assessment in the next month or so and compile a list of needed repairs to present to the Board. Sharon says she has a half dozen or so Owner-reported potential issues to pass along.
ACTIONS: Dave and John for the assessment, Sharon to get them needed information.
- Just Believe It has agreed to make cutting down weed and sapling regrowth and ongoing spraying in the area we nickname the DMZ between our north wall and the fences of several Broadmoor Estates lots part of their ongoing maintenance tasks going forward.
- John and Dave looked at the area in our far northwest corner where Big Bend has transformers fenced in and said the gate is not in bad shape, but needs a padlock to secure it. Sharon said she had a positive conversation with Big Bend and they were willing to look at what they could do to make the area more secure. Big Bend has asked for a return phone call so Sharon will follow up on that.
ACTION: Sharon.
- Sharon reported Pasco Parks Manager Patrick Hicks replied to her email that they "will look into it this week and work toward a solution" to improve the appearance of the City-maintained section north of our Broadmoor Blvd. entrance.
- Margaret said she contacted Bulldog Signs about repairing the monument lettering they replaced in 2024. They were supposed to "get back to" us but have not yet.
ACTIONS: Margaret will make a follow-up phone call and Sharon will advise if the company contacts the HOA by phone or email.
- 9908 Vincenzo's Owner plans to re-landscape his front courtyard and was told that was his prerogative. He's also removed, with ACC pre-approval, landscaping in order to expand his rear patio concrete from privacy wall to privacy wall, paying Just Believe It for removal of a tree, small shrubs, and rock and adjusting irrigation as needed. Now he wants permission to install a sun sail on the newly expanded patio, and Sharon presented the AI-generated photo of such an installation he submitted. The Board unanimously agreed it should not be approved because the danger of such an installation is its ability to withstand the strong winds we often get, plus the noise these structures create when it is windy.
ACTION: Sharon will advise him of the Board's decision and suggest he go back to his original thoughts of installing a gazebo-like structure on the patio.
- David brought to the HOA's attention the tremendous overgrowth of trees and shrubs behind 9902 Mia, blocking irrigation sprinklers. The Owner has been away for several

months in hospital and now rehab. The Board agreed she should be notified that our landscape contractor will do the needed trimming and she will be billed for the expense.

ACTION: Margaret will advise David and the Owner's sister, a former Board Member who also lives in Mediterranean Villas of the HOA's plan.

d) RV Storage Operations

Sharon said she's asked Doug to revisit out-of-date tabs this month.

e) Palazzo

- The Board discussed the need to decide on floor color and options to store the tables, chairs, file and storage cabinets, and rolling island while the work is done.

ACTIONS: Vicki and Carole will get color samples and a bid for moving and storing the Palazzo items.

- A user last weekend left a lot to clean up and tables to move and re-erect. The Board concurred with assessing a \$90 cleaning fee.

ACTION: Sharon will notify the user.

f) HOA Phone, Email and Website

- Sharon reported that today, August 18, the revamped and software-upgraded MVHOA website will officially go back online, with guidance for logging in being sent to all Opt-In Owners. Others for whom we have email addresses will be separately notified after Webmaster Leslie Cannon gets their usernames set up. Log-in guidance will also be added to the Welcome packet new Owners receive.

ACTIONS: Sharon and Leslie.

- Sharon said the need to notify Owners of a new website log-in procedure led her to rethink our Opt-In, Opt-Out Consent process, which has added significantly to her clerical duties for the past 14 years. She proposed eliminating the Opt-In requirement: If an Owner provides an email address to Celski or communicates with the HOA via email, they will be considered "Opt-Ins" just as though they had submitted our Consent Form. Owners will still be allowed to Opt-Out, as is provided by any other organization in today's world. The result will be reductions in printing, mailing and postage costs and simplified record-keeping for the Secretary and Webmaster. The Board unanimously agreed with her proposal.

ACTION: Sharon will communicate the new policy to Owners.

g) Rentals

- The Landlord-Owner of 9630 Mia offered to remove his unit from the rental list because he has to reside in his Townhome for a while to satisfy capital gains restrictions before selling the unit. Even so, the number of rentals sold and rental requests approved by the Board this Summer have put us back at our cap of 45 and a new Waiting List has been started.
- A second letter and notice of fine was sent June 25 to the Owners of 9631 Vincenzo for the unapproved rental of the unit, seeking compliance by submitting a written lease agreement. After two failed attempts by the Post Office to deliver the Certified letter, the letter was sent via email. Because they failed to get into compliance by the end of

July, Sharon said they need to be notified that the \$750 penalty for the 3rd month is being assessed and they need to act by the end of August to avoid the 4th month's penalty of \$1,000. The Board agreed.

ACTION: Sharon.

Old Business

None.

New Business

a) 2027 Budget

- Ginger did not prepare a draft of the 2027 Budget for Directors' review because she did not have a formal landscaping bid. The Board suggested soliciting two- and three-year bids from Just Believe It Landscaping. All agreed the bids should include the cost of "DMZ" maintenance; spraying and controlling weeds in the RV Storage Area; and other routine weed control.

ACTION: Margaret will advise David to get his bids to the HOA as soon as possible.

- A couple of Board members raised the issue of needed edging rework. That will continue as a separate project for our landscaper on a Phase-by-Phase basis.

b) Directors and Positions for Coming Year

Prior to the start of this Board Meeting, the Directors spent some time meeting with Owner Paul Miller of 9813 Mia, who has expressed interest in serving on the Board or helping in any way he can. Board members agreed to invite him to our September meeting to see how he would best fit into the Board for the coming year with Ginger planning to leave the Board. John offered to step into the position of Treasurer and Dave asked to be put in an At-Large Director post because his recent heart surgeries, with one or two procedures yet to come, will affect his ability to effectively perform the duties of Vice President.

ACTION: Sharon will invite Paul to the September meeting.

c) Pet Waste Bag Dispensers

Vicki has had increasing issues with the locks on the dispensers. The Board authorized her to get a bid from Mounts for re-keying all the dispensers.

ACTION: Vicki.

Next Meeting/Adjournment

The next regularly scheduled meeting will be September 15, 2026, at 9 a.m. The October meeting was set for the 13th. There being no other business before the Board, a motion was made, seconded and approved to adjourn the meeting at 10:35 a.m.

Respectfully submitted,

Sharon Gittleman
Sharon Gittleman, MVHOA Secretary