

**Board of Director Meeting Minutes
July 29, 2026**

Directors present at the meeting constituting a quorum.

- James Griffith – President
- Lynda Learn – Vice President & Secretary
- Tanya Jones – Treasurer

FIRST ORDER OF BUSINESS

Calling of Meeting to Order

President James Griffith called the meeting to order at 6:00 p.m.

SECOND ORDER OF BUSINESS

Calling of the Roll/Establish a Quorum

Three board members were present to establish a quorum. One owner asked if the two vacant positions would be filled. This same owner has asked the question twice previously and the CAM provided the same answer at the meeting.

THIRD ORDER OF BUSINESS

Proof of Notice of Meeting

Notice of Meeting was posted at the pool cabana on Saturday July 26, 2026.

FOURTH ORDER OF BUSINESS

Reading and Approval of Previous Minutes

Upon motion by Lynda Learn and seconded by Tanya Jones, the Board unanimously approved to waive reading of the minutes and they were approved. An owner expressed concern about expenditures year to date vs revenue income being negative.

FIFTH ORDER OF BUSINESS

Reports of Officers and Board Members

President - James Griffith introduced Larry Delucia, VerdeGo's Irrigation Director. Larry provided a brief update on the irrigation repairs to both clocks, especially the north Clock B. All zones are fully operational today, as of the board meeting time. James presented Liz and Scott with certificates of appreciation for all the volunteer work they have done for the Association. Also expressed thanks to Wayne Blalock for removing the black paint from the Venosa Fountain Fresnel lenses. Christine and the Board will be starting work on the 2027 budget in August. The monthly assessment will be increasing, as the Association's costs have increased. Some things for owners to be aware of are:

- The JEA Board of Directors approved a rate increase that will take effect on October 1, 2026.
 - Changes include a 6.2% increase to overall electric rates
 - 8% increase to water and sewer services
- USPS Postage increase of 4.8% or \$0.04/\$0.82 first class letter
 - Forever Stamp: Increased from 78 cents to 82 cents
 - Metered Letters (1 oz): Increased from 74 cents to 78 cents
 - Domestic Postcards: Increased from 61 cents to 65 cents
 - Overall CPI has risen 3.5% over the last 12 months ending in June 2026.

Vice-President/Secretary - Lynda Learn expressed her appreciation and thanks for the many committees.

Pool Committee - The Committee continues to meet monthly. The only issue was running low on test drops for the pool water. James placed an order and we should not have a need to order more for some time. The committee noted that CBUSS was servicing the pool on Mon, Wed, and Thurs. James spoke to CBUSS and they did move their days from Mon, Wed, and Friday. It was noted we were running out of garbage bags for the cabana. Once the size was determined bags were ordered and have been received. The pool has received several comments from homeowners new and old, as to how clean and the pretty is as well as the cabana.

Landscape Committee - Verdego has been maintaining the Association with minimal call backs. Wayne is in touch with them almost daily to follow up on any issues. A meeting with Josh and the service manager is being scheduled to address callbacks and schedules. The July Yard of the Month (YOM) will be the Gofredo's. Also, the YOM team is being formed. Liz and Wayne will be making the effort to get this going. Look for the team touring the development throughout the month. Lastly, the various committees don't get enough appreciation. They use their personal time to work on various projects and activities. If you happen to see any of the committee members let them know you appreciate all they do.

James continues to meet with VerdeGo for updates and issues regarding our landscaping. One area that we as homeowners need to be cognizant of is talking to the workers when they are onsite. Verdego raised a concern when stopping the workers when they are onsite to ask them questions or to do work needs to stop. This impacts all of Montevilla, as there is a schedule that has to be followed and taking time out for this to be addressed is shortchanging the next property. Additionally, the majority of the workers speak Spanish and do not understand what is being asked. Work is being done to identify all the irrigation issues. Email updates will be sent periodically. As you drive through Montevilla please keep your speed down and while doing so, enjoy how nice the yards are looking. With the brutal heat it's not pleasant to be working out doors, thank you all for keeping Montevilla beautiful. Speaking of which, August's Yard of the Month goes to Leonia mare Alwardt.

Social Committee - The Committee has been busy planning events and activities for Montevilla homeowners. The most recent event on 7/25/26, was the pool party. Approximately 49 guests attended and with the photos taken and posted it appears everyone had a great time. With each event we seem to have larger groups. That's' a big thank you to flip R sip for providing frozen beverages and Gina Sharpe for the food. An exceptionally big a big thank you to the social committee. They have and are doing a great job of scheduling events that will give us all an opportunity to know our neighbor and come together as a community. Thank you for all you do. With the fall approaching new events will be planned. Watch for the social calendar for fall but for sure look for the date of the chili cookoff. Lets see who can claim the title of having the best chili.

Treasurer - Tanya Jones reviewed the financials in detail explaining cost overruns year to date. One owner expressed concerns about the year-to-date financials vs. incoming revenue.

SIXTH ORDER OF BUSINESS

Legal Updates

- Montevilla vs Lennar (file date 7/23/22). Appeal filed 5/7/25.
 - 5th DCA Hearing is scheduled for 9/10/26
- Vernis and Bowling Mediation
 - Scheduled for 8/26/26

SEVENTH ORDER OF BUSINESS

JSO Memorandum of Understanding

Upon motion by Lynda Learn and seconded by Tanya Jones the Board unanimously approved allowing JSO to conduct traffic enforcement in Montevilla at Bartram Lakes Association and approve entering into an agreement with the City of Jacksonville and JSO providing the terms and conditions for the provision of such services.

EIGHTH ORDER OF BUSINESS

Paint Vendor Selection

James provided an overview of the four vendor bids and associated costs. One owner wanted to ensure the HOA is not going to pay for repairing stucco cracks. James explained that per the covenants the inspection and repair of cracks in stucco also includes cementitious texture surfaces such as the hardieboard siding applied to homes in phase II. A second owner expressed opposition to painting until the construction defect litigation is complete. Upon motion by Lynda Learn and seconded by Tanya Jones the Board unanimously approved selecting KCJ Painting with the Florida Paint bid for the first 17 homes and pool cabana.

NINTH ORDER OF BUSINESS

Enterprise Bank Credit Card Application

James explained that he will no longer use his credit card for Association business purchases and that the Association needed to have its own credit card. The card will be held by the Community Association Manager and can only be used for purchases approved by the board and documented in the meeting minutes. Upon motion by Lynda Learn and seconded by Tanya Jones the Board unanimously approved applying for the Enterprise Bank Credit Card.

TENTH ORDER OF BUSINESS

Newman CPA Agreement for 2027 Audit/Taxes

James explained in preparing for the 2027 budget we wanted to lock in the cost for performing our annual audit and tax filing. Newman CPA increased the cost to \$3400 for this work. Upon motion by Lynda Learn and seconded by Tanya Jones the Board unanimously approved contracting again with Newman CPA for the annual audit and tax filing.

ELEVENTH ORDER OF BUSINESS

**Review, Approve, Deny, Ratification of
contracts, quotes, proposals, & invoices**

Upon motion by Lynda Learn and seconded by Tanya Jones, the Board unanimously approved the proposals and invoices below:

- FCC: 14862 Pachino (+tarp)
- FCC Water Testing: 14958, 14970, 15030, 15047 Venosa Cir- \$4,500

- a. Approved only if we get two or more homes scheduled on the same day to reduce the cost to \$500 per home
- VerdeGo Est. Wet Check \$1761.00; Grounding Rods \$1353.68, Sod Assessment \$26,780
 - CBuss-Venosa Fountain Park Filter Replacement- \$205.95
 - Donovan AC- Thermostat Repair- \$89.00
 - Black Paint-Announcement Board Structure- \$29.59

TWELVETH ORDER OF BUSINESS Maintenance items

Christine will be following up with Bob's Backflow as the testing scheduled for 7/24/26 was not completed.

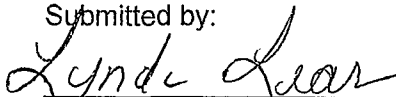
ELEVENTH ORDER OF BUSINESS Unfinished Business

Pool Committee inventoried the hurricane box in the pool storage room on 6/24/26.

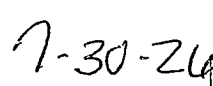
TWELEVETH ORDER OF BUSINESS Adjournment

Upon motion by Lynda Learn and seconded by Tanya Jones, the Board unanimously approved adjourning the meeting at 6:42 p.m.

Submitted by:



Vice-President & Corporate Secretary
Board of Directors



Date