Village Park Development Homeowners Association, Inc.
2025 Annual Meeting

Wednesday, December 3, 2025 at 5:30 PM
Location: Zoom Meeting

Presenters and Board Members
- Board Members:
Frank DiPalma
Tom Duckett
Brianna Ghosn
Bob LeBoeuf
Elsie Reid

- HOA Member Presenters
Jill Tourtellot
Charles Abbitt

The slides presented at the meeting are contained in Addendum 1.

1. Welcome and introductions

Frank welcomed the participants and introduced neighbors who have moved into our community since last year.

There were 29 participants on the Zoom meeting and 18 proxies submitted from those who could not attend in person:
David & Michelle Adams
Sharon Brookshire
Brenda Brown
Lloyd Clarke
Rob Cook
Michael & Karen Davis
Tom and Mary Hayes-Macaluso
Andrew & Janet Hart
Michael & Jennifer Heustis
Jack & Nancy Hoopes
Ralph Marmion
Paul McGowan
Beth Peteet
Jack & Christine Sale
Karen Szczecko
Jan Tremblay
Sam & El Vulopas
Patrick Willis

With 61 properties in the community, we needed 31 representatives for a 1/2 quorum and 41 representatives for a 2/3 quorum, which our total of 47 exceeded. Many thanks to all who participated directly or via proxy.

2. Vote to approve minutes from our 2024 Annual HOA Meeting (All)
The minutes from our 2024 Annual HOA Meeting were approved without changes.

3. HOA President's report
Frank summarized the HOA community's accomplishments in 2025 and plans for 2026.
Accomplishments included:

- Enhanced street safety
- Improved entrance gate security
- Maintenance of road surface
- Replaced entrance Leland Cypress trees
- Budget expenditure results

Plans for 2026:

- Continuing maintenance, oversight and budget management
- Provide oversight of new and existing single-family home construction, modifications, and maintenance, along with maintenance and landscaping for the townhomes in the Meadows
- Add useful features to website such as links to public service sites
- Study cost effective entrance gate access Improvements and security
- Review results from 2025 street safety initiatives and continue improvements

4. Committee reports: Architectural Review, Landscape, Asset, and Meadows

Architectural Review Committee
Frank presented:

- Development Activity
  Lots 20/21 completed construction
  Lots 34 & 38 are under construction
  Plans and construction for lots 19/20 & 23 anticipated in 2026
- Notices have been sent to several homeowners regarding needed improvements for landscaping and landscape maintenance
- El Vulopas replaced James McMaster on the Architectural Review Committee

Landscape Committee
Jill Tourtellot presented:

- Managed mulching, mowing and other periodic maintenance performed by vendors
- Negotiated and managed contracts with TPS and TruGreen Commercial
- Budgeted special projects were completed
- Many Hurricane Helene related special projects were also completed

Asset Committee
Charles Abbitt presented:
2025 Highlights

- Installed new LPR license plate reader camera
- Replaced Network Video Recorder and in the final process of adding an internet connection
- Replaced the Yelp emergency entrance siren and one hydraulic cylinder
- Paul Westervelt replaced Arthur Harvey on the Asset Committee.

Plans for 2026

- Study various upgrades for replacing the current operating systems

Meadows Committee
Bob LeBoeuf presented a summary of Meadows Community affairs, building and common area maintenance, and plans for 2026. Please refer to Addendum 2 for a detailed list and description.

5. Review HOA 2025 Financial Statements (YTD) and proposed 2026 Budgets
Bob LeBoeuf presented a year-to-date summary of the 2025 budgets compared to actual expenses. The actual expenses closely tracked the budgeted amounts thus far for the Main budget and are estimated to be 4% over budget for the Meadows, due to unanticipated tree removal.

The proposed budgets for 2026 are based on quotes from vendors, prior year expenses, planned projects, asset reserve expense projections and assuming 3% inflation for utilities.

6. Vote on proposed 2026 Budget for Main Account
The HOA membership was asked to vote on the budget for the Main Account. The budget was passed with no dissenting votes.

The proposed Meadows budget was previously approved by the Meadows Community; thus, no additional vote was needed for that budget.

7. Ninth Amendment to the Village Park Declaration
Tom Duckett presented highlights on the proposed 9th amendment. The amendment is an update to both the Declaration and Fourth Amendment and addresses key areas regarding homeowner's insurance. The proposed 9th amendment was approved with no dissenting votes. Please refer to Addendum 3 for the amendment.

8. Discuss Board recommendations for 2026 Slate of Board Members
Frank presented the board's recommended candidates for the 2025 HOA Board. The board nominated and recommended that the current set of board members be re-elected for 2025. The current board members are Frank DiPalma, Tom Duckett, Bob LeBoeuf, Elsie Reed, and Brianna Ghosn.

9. Vote on Board Members for 2026 (others may be nominated)
Frank asked the HOA membership if there were any other nominations for the HOA Board. As there were no other nominations, a vote was called. The proposed slate of candidates was approved with no dissenting votes.

10. Other topics of interest to HOA members
Discussion of the noise from the Reynold's high school PA system.

11. Adjourn
The meeting was adjourned, and the HOA Membership was invited to assemble at Cultivated Cocktails for snacks, drinks, and conversation.