

VILLAS DE LAS FLORES
Regular & Executive Board Meetings
January 31, 2025 - 9:00 am
Via Zoom Video Conference

Join Zoom Meeting
<https://us06web.zoom.us/j/83301125671>
Meeting ID: 833 0112 5671 | To call: 1 669 900 6833

1. **HEARING – 8:45 am**

Pages 1-4

<u>AGENDA-REGULAR MEETING – 9:00 am (Open to the Owners)</u>	<u>Page</u>
1. CALL TO ORDER	
2. AGENDA ADDITIONS (emergency items or from a prior agenda)	
3. HOMEOWNERS FORUM	
4. BOARD SUMMARY REPORT	
5. APPROVAL OF MINUTES	
December 6, 2025, Regular Session	5-6
6. COMMITTEE UPDATES & ACTIONS	
a. Financial / December 2025	7-9
(CDs are invested with Schwab/Keystone as directed by the Board)	
b. Architectural	
c. Landscaping – Tree Trim, Tree Removal & 2026 Palm Trimming	10-13
d. Maintenance – Additional Blue Trash Bins – Discussion Emailed Spreadsheet for SP 2026 (Asphalt & Painting) – Pick Timeline to Start Painting & Choose Contractor	14
7. OLD & NEW BUSINESS	
Liens (0)	
Eq Proposal – Ratify	15
8. HOMEOWNER FORUM #2	
9. NEXT MEETING	
February 28, 2026, 9:00 am, via Zoom	
Annual Meeting - April 4, 2026, 9:00 am, via Zoom	
10. ADJOURN	

<u>AGENDA-EXECUTIVE – Following Regular - (Closed to the Owners)</u>	<u>Page</u>
11. CALL TO ORDER	
12. APPROVAL OF MINUTES - December 6, 2025	16
13. AGING & COLLECTIONS	17
14. CONTRACTS (Handout)	
15. VIOLATIONS/NEW OWNERS/WORK ORDERS – Screen Doors	18-21
16. OWNER RIEMB. REQUESTS	22-26
17. ADJOURN	