

VILLAS DE LAS FLORES
Regular & Executive Board Meetings
February 28, 2026 - 9:00 am
Via Zoom Video Conference

Join Zoom Meeting
<https://us06web.zoom.us/j/84815327011>
Meeting ID: 848 1532 7011 | To call: 1 669 900 6833

AGENDA-REGULAR MEETING – 9:00 am (Open to the Owners) Page

1. CALL TO ORDER
2. AGENDA ADDITIONS (emergency items or from a prior agenda)
3. HOMEOWNERS FORUM
4. BOARD REPORT - Newsletter to Follow Meeting
5. APPROVAL OF MINUTES
January 31, 2026, Regular Session
6. COMMITTEE UPDATES & ACTIONS
 - a. Financial - January 2026
 - b. Architectural
 - c. Landscaping
 - d. Maintenance - Concrete Curb
 - e. Painting
7. OLD BUSINESS
Liens (0)
8. NEW BUSINESS
Annual Meeting - Approval of Candidates by Acclimation - Barbara Cioffi, Scott Gaudineer, and Jason Kilpartick
Approval of the IRS Revenue Ruling 70-604 for Year End 2026 - Motion
9. HOMEOWNER FORUM #2
10. NEXT MEETING
March 28, 2026, 9:00 am, via Zoom
Annual Meeting - April 4, 2026, 9:00 am, via Zoom
11. ADJOURN

AGENDA-EXECUTIVE – Following Regular - (Closed to the Owners) Page

12. CALL TO ORDER
13. CONTRACTS - Vintage Landscape
14. APPROVAL OF MINUTES - January 31, 2026
15. AGING & COLLECTIONS
16. VIOLATIONS/NEW OWNERS/WORK ORDERS
17. ADJOURN