



# Viva Villas Civic Association, Inc.

a deed restricted community

## AGENDA

### I. Opening

Date: 16 January 2026

Location: 16129 Tree Line Dr., Hudson

Start Time:

A. Call to Order & Roll Call

### II. Financial report (Katrina)

A. As of 1/9/26 current balance in account, 41, 716.75/ available, 40 016.75. This does not include outstanding ck in amt of 420.00 written for pond maintenance, months of Jan and Feb. 26

B. Katrina has finished matching checks picked up from P.O box today (1/15) with verifiable addresses. As of January 15<sup>th</sup>, 27 checks will be deposited next week. 2 additional checks without addresses need to be verified. All other verified checks have already been deposited.

C. A check to continue our P.O. box will need to be signed today.

### III. Action Items:

A. Document Revisions / Property Managemant

As of January 13<sup>th</sup>, Juanita had not heard back from the HOA lawyers. She sent a follow up email on the 5<sup>th</sup> and no response thus far.

B. Park Signs (Andy):

Provide update. If upfront check is needed, give estimate for cost, tax and shipping can be reconciled after. Get them ordered.

C. Bulletin board (Melissa)

It's here: we need volunteers to install it. (Melissa and Chris can't help with this, sadly.)

D. Park Power and Fountain Project (Vivian)

Vivian is diligently working on the restoration of the electrical at the common grounds. When she spoke with Withlahcoochee she was told it needed to be inspected. Went to the county and was told before they inspected she needed an

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electrician to provide an affidavit signing off on our electrical. So as of Wednesday, she was seeking a licensed electrician to come out, inspect, and give us an estimate for updating the electrical. No electrician is going to sign off on equipment not used in 10 years and who knows how long ago it was installed.

- E. Basketball Court Project (Heather may take over?)  
Juanita getting info from Bill M. prior to meeting.
- F. Officer Continuing Education
  - 1. Juanita, Melissa, Katrina, and Heather must all do
  - 2. Cost: \$97 for up to six people.
- G. Computers, software, etc (Melissa)  
Will have update after the weekend if not sooner.
- H. Dues payment tracking (All)  
TBA after meeting

#### IV. New Items:

- V. Administrative Detail:
  - Next board meeting:
  - Next general meeting:
  - End time: