

**Valleybrook HOA
Board Meeting Open Session
Thursday, October 23, 2025
Glen Landing Middle School – 7:00pm**

Agenda

1, Call to Order – 7:03 PM

2. Roll Call

<u>Board Members</u>	<u>Yes</u>	<u>No</u>	<u>Management</u>	<u>Yes</u>	<u>No</u>
John Quinesso – PPII	x		Lynne Hartmann	x	
Scott Wenderoth – Links I	x		David Byrne, Esq.		
Beth West-Reiss – PP	x				
Mike Peeler – GE	x				
Theresa Donnelly – SA	x				
Debra Trasatti – Links II	x				

3. Approval of Minutes – April 10, 2025 – DT/SW

4. Financial Report/Collections (as of 10/23/2025) – Lynne Hartmann

- Operating Balance: \$12,078.92
- Reserve Balance: \$78,773.28

We continue aggressive collections with Association attorney

5. New Business:

- a. Adoption of the 2026 Budget - \$5.00 Per Month (\$60.00 Annual) – Approved
DT/SW Opposed BWR**
- b. Pool Income: 2025 - \$2258.00
2024 - \$2525.00
2023 - \$1732.00
- c. Drone Video of Swim Club – VBHOA Website
- d. Pool Lounge Chair Re-strapping (13 years old) - \$21,000.00 (Reserve)
- e. New Pool Pump - \$8,100.00 (Reserve)
- f. New Pool Filter - \$6200.00 (Reserve)
- g. New Baby Pool Cover - \$3,000.00 (Reserve)

6. Old Business

- a. Tennis Court Replacement/Refurbishing Update – Still under review – Lynne received an additional bid from Associa. Committee will meet to review bids and develop a plan of action.**
- b. Neighborhood Watch Update- Mike Peeler – To date, 10 homeowners have contacted Mike. 1 Saint Andrews, 4 Glen Eagles, 2 Player’s Place II, 3 Player’s Place. Interested homeowners should contact Mike Peeler. John will place contact information for Neighborhood Watch on the Valleybrook website. Mike will arrange for a meeting with all interested parties to be held at the American Legion and also reach out to his contacts at the GTPD for assistance.**
- c. Yard Sale – April 25, 2026- Rain Date – May 2, 2026

d. Water Aerobics – Will Continue in Summer 2026

e. Website Update- www.valleybrookhoa.net – Jeff Druce & Community Representatives- **John will update the website with the new management company for The Links.**

7. Public Portion

- Speeding throughout the community was discussed.
- A homeowner requested an investigation into installing flashing yellow lights at the pedestrian crosswalk at Fairway and Golfview
- Homeowners expressed trespassing concerns from golfers onto Links properties- **John, Lynne, Scott, Lisa Payne and Dave Goram, and new Links property manager will request a meeting with Tom Contanon, the manager of the Valleybrook Golf Club**
- Street parking on Doral was brought up by a Links II homeowner. **Debbie and Theresa will review their association's rules to see if there is a rule prohibiting prolonged street parking**

8. Adjournment – 8:01 PM – TD/SW