

**Villas of Stockbridge HOA
Board Meeting Agenda**

**Panera Bread, 200 South S.R. 434, Altamonte Springs, FL 32714 (across from Costco)
Tuesday, December 9, 2025 at 6:30 pm**

- I. Call to Order:
- II. Establish Quorum:
- III. Notice: meeting schedule notice posted on bulletin board and posted on website
- IV. Approval of Previous Month's Minutes:
- V. President's Report:
- VI. Treasurer's Report:
 - A. Financials
 - B. Collections
- VII. Old Business:
 - A. Seal block retaining walls
 - B. Landscaping projects
 - C. Implementation of parking decals
 - D. General maintenance issues:
 - 1. Parking lot gate reader
 - 2. Seminole County breaking sprinklers when doing fire hydrant replacement
 - 3. wash out of parking lot on lower Portland
 - E. Social functions
 - F. Self-help remedy and imposition of special assessment for 554 Portland and 519 Harvard
 - G. Violations
 - 1. Imposition of fines and/or suspensions and referral to compliance committee hearing
 - 2. Review compliance committee upholding or declining fines and suspensions from compliance hearing/meeting
 - 3. Levying of fines and fine waivers or reductions of previous imposed or levied fines
- VIII. New Business:
 - A. Updating of Pool Code Rules, Pavilion Reservation Rules, ARC Guidelines and Hurricane Protection Specifications, HOA Simplified Rules, etc.
 - B. Open forum
- IX. Adjournment: