

**Villas of Stockbridge HOA
Board Meeting Agenda
Panera Bread, 200 South S.R. 434, Altamonte Springs, FL 32714 (across from Costco)
Tuesday, August 11, 2026 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 including foreclosures
- VII. Old Business:
 - A. Landscaping projects
 - B. Implementation of parking decals
 - C. General maintenance issues:
 - 1. Seminole County breaking sprinklers when doing fire hydrant replacement
 - 2. Sidewalk by 508 Harvard
 - 3. common wall installed by builder but is on HOA property
 - 4. Irrigation system has several broken pipes and some of the zones.
 - 5. County water pipe broken in late January by cold weather near 2975 Burlington.
County asphalt repairs it cut up.
 - 6. AT&T / Lumen fiber work.
 - 7. T-Mobile fiber and Quantum fiber--no access agreement is on file.
 - D. Social functions
 - E. Implementation of Decals
 - F. 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. Landscape contract bids, terminating contract, hiring new vendor
 - C. Increasing pool fees from \$10 per to \$25 per tenant to cover admin costs of reissuing codes upon tenants leaving or not providing lease renewal.
 - D. Open forum
- IX. Adjournment: