

# Villages of Glenlake Villa 1

## HOA Board Meeting

### Minutes of meeting May 2, 2026

## In Attendance

Jeff Worboys, Matt Cieutat, Jim Peterson, John Sim, Sharon Savicki

## Agenda

### Call to Meeting

Jeff Worboys called the meeting to order at 2:00pm.

Jim Peterson verified that a quorum of the board was established.

Also in attendance were several residents both in person and on the Google Meet.

In attendance:

- In Person - 9 Residents
- Google Meet – 6 Residents

### Introduction & Minutes

A motion was presented, by Matt Cieutat, to waive the reading of the past meeting minutes. The motion was seconded by John Sim and unanimously approved.

It was mentioned by the board that the minutes from the previous meeting, February 2, 2026, were available on the **glenhills.net** web site in the documents section.

[glenhills.net/documents](http://glenhills.net/documents)

### Old Business

#### **Board Roles**

The board discussed role designations for 2026 referencing earlier discussions about maintaining the 2025 roles. Matt Cieutat made a motion to retain the current roles, and John Sim seconded the motion. The motion passed unanimously. The roles are as follows:

- President – Jeff Worboys
- Vice President – Jim Peterson
- Secretary – Sharon Savicki
- Treasurer – Matt Cieutat
- Member at Large – John Sim

## **MHOA Mediation Update**

Jeff Worboys reviewed documentation sent to the Villa 1 HOA attorney, Aaron Silberman, concerning issues with vendor payments and the improper budget change to the Villa 1 Pool assessment. The issue being that the MHOA/FSR are only collecting \$19.72 per quarter instead of the suggested amount of \$65 per quarter. However, the Villa 1 Residential assessment increased from \$262 to \$340.42. These discrepancies were communicated to the MHOA/FSR in December 2025 with no action taken to correct.

Matt Cieutat informed the board that he has initiated a review of accountants to turn over the analysis data the board extracted from the demand request. This process will be expedited as much as practical to support the separation process but will take time and additional review to preparation of a remediation proposal.

Jeff Worboys shared the issue with vendor payments to Clark's Pools, our community pool vendor, Clark's contacted Villa 1 concerning the February and March unpaid invoices. Jeff reached out to the MHOA/FSR and was informed that FSR had issued a statement on March 13, 2026, ceasing support for Villa 1 operations by FSR which included handling vendor payments. The statement was shared with the board. Discussion was held around the statement and working with our attorney concerning next steps. Jeff corrected the non-payment issue with funds from the PNC pool operating account.

There was a general discussion concerning reserve accounts and which ones are MHOA (ponds, roads) and which ones are Villa 1 (pool, villa roof/paint).

Jeff Worboys stated that he and Sharon Savicki are scheduled to visit a property management company in Hudson, FL to review their proposal and meet their management. We are researching local companies that can support our needs based on a subset of requirements as Villa 1 does not need the full services of most management companies. For research we are requesting FSR to provide information on their offerings.

The FSR decision may hasten our search for a new management company for Villa 1. This does not fully separate Villa 1 from the GlenLakes MHOA as Villa 1 is a sub-association but does delineate the operations of Villa 1 as separate from the MHOA. For now, quarterly assessments are still being paid to the MHOA/FSR. The board will communicate with residents of any change's forthcoming. The board has provided our association attorney with background information and our status on separation.

Any final separation agreement will be coordinated through the Villa 1 attorney.

Jeff Worboys also discussed the timeline of activities he had emailed to the board for review. That was a draft plan to be used for planning and identifying major tasks and implementation dates. Within this document are tasks related to resident communications.

## **New Business**

### **Pool Maintenance & Status**

A review of recent maintenance repairs involving the chlorine management system was discussed. The repairs amounted to \$250.

Additionally, the board was notified of the issue of payments to Clark's Pools by the MHOA. It was noted that the vendor was paid for the February and March past due amounts (\$750 each) and the board approved payment of the May payment through a motion by Matt Cieutat seconded by John Sim. The vote to approve the motion was unanimous.

There was also discussion around setting up automatic vendor payments through PNC bank but with the inevitable migration to a new management company it was mentioned to wait and allow that company to handle.

Other new business:

- Sharon Savicki mentioned that we have several loungers that need repair pertaining to the replacement of the plastic webbing. Sharon has also researched replacement/additional loungers that have a mesh fabric seating surface and arms which facilitate sitting and rising from the chairs. Some comments have been received about the arms facilitating use of the loungers.
- Sharon also brought up the pool deck cleaning including removal of the rust stains from the white pool area fence.
- John Sim mentioned that he and his wife, Rose, had personally purchased four new table umbrellas and donated a grill as the old ones were reaching the point of replacement.
- Jeff Worboys asked if a proposal could be developed to address the items and circulate to the board for review and consideration.

## Adjournment

The meeting was adjourned at 2:55pm by motion from Matt Cieutat, seconded by John Sim and approved unanimously.

## Q&A

Questions were submitted by the residents in an open forum as information without actions taken by the board.

1. It was mentioned that there is some replacement webbing in the storage closet at the pool. John Sim and Jim Peterson said they will go look at the material and the chairs to determine if we have the proper materials and if repairs are proper.
2. A resident inquired about security coverage at the gatehouse. On a recent late evening, they noticed the gate arms were raised, and no one was present in the guardhouse. Another resident also commented that they had encountered this situation.
  - a. The board will inquire to the MHOA concerning security coverage and protocols that would create a situation where there is not a guard on duty, and the incoming gates are open for an extended period.
3. Several residents inquired about the enforcement of short-term rental restrictions and monitoring of rental units. A specific issue involves a long-term rental that appears to have sub-letting occurring. Information was provided to the board concerning rules established by Hernando County for short-term rentals.
  - a. The board will review the MHOA requirements for rentals to confirm the rules.
  - b. An inquiry will be made to reiterate the rules with the MHOA and understand the process required by the MHOA to confirm rental status

and communications provided to homeowners who do rent their property so that HOA and county rules are adhered.

- c. The board will also request periodic reports of properties that are listed as rentals with details concerning the leasing agreements to cover owners, occupants and leasing dates at a minimum.
  - d. It is the basic understanding of the board that “vacation rental” and short-term rental properties are not allowed.
4. A resident asked about current MHOA guidelines pertaining to irrigation regarding the Hernando County Utilities watering restrictions.
    - a. The board will inquire if there are specifics we should pass along to residents or existing communications already in place.
  5. A resident requested that the board look at renovation of the plantings and maintenance of the GlenHills entrance sign.
    - a. The board has already held some discussion concerning this item but placed actions on hold until the separation issue was resolved.
  6. A resident inquired about the management, trimming and cleanup, of the hedge between homes on Mississippi Run and New Orleans Drive.
    - a. Jeff Worboys will discuss the hedge maintenance with Custom Cuts who has trimmed this area per their contract.