

Villages of Glenlake Villa 1

HOA Board Meeting

Minutes of meeting May 27, 2026

In Attendance

Jeff Worboys, Jim Peterson (remote), John Sim

Agenda

Call to Meeting

Jeff Worboys called the meeting to order at 3:00pm.

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

Also in attendance were several residents.

Introduction & Minutes

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

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

glenhills.net/documents

Old Business

Board Roles

Jeff reviewed the status of the separation mandate due to the removal of property management support for Villa 1 by First Service Residential.

One of the areas discussed concerned physical mailing costs and the high rate of undeliverable mail. It was noted that the board reviews all properties through the Hernando County Property Appraisers web site to verify ownership information including proper mailing addresses.

The cost of foreign mailing was a concern and the board is looking into alternative notification processes.

New Business

HOA Management Company

Jeff led a discussion reviewing the timeline of events leading up to the research conducted for engaging a new property management company following the removal of services to Villa 1 by FSR.

The company chosen is PMI Adventure Coast, a franchisee of PMI property management out of Levi, Utah.

A review of the monthly cost comparison between the FSR and PMI proposals was minimal. (FSR - \$2027, PMI - \$2125) with each having added fees for administrative items such as mailings.

It was noted that PMI will be providing ZOOM support for all board and annual meetings along with a resident portal and web site support in addition to the normal management package of services.

A motion was made by John as follows:

- To accept and approve the contract presented by PMI for management of Villa 1 for a period of one year.

The motion was seconded by Jim and passed unanimously.

Jeff will contact PMI and initiate the contract signing process.

Pool Maintenance & Status

A review of the water usage since January 2026 was initiated following the takeover of billing by Villa 1 following the water shutoff for non-payment of bills by FSR. It was noted that since January the total water usage was 88,600 gallons. This has gone unnoticed by FSR in monitoring the water bills from HCUD. The pool contains 26,000 gallons which would mean a turnover of the pool 3.4 times!

John and Jeff reviewed possible areas for the leak and determined it was in the water line between the backflow preventer assembly near the meter on Bourbon Street and the pool pump house.

A call was made to have a plumber come out and determine if they could perform the repair or if a leak detection company was needed to first identify the location of the leak. The plumber performed the same review to isolate the leak away from the pool house area and bathrooms and suggested a leak detection company. He also provided a scenario around the age and condition of the 250' of copper pipe and the future potential of leaks.

A proposal was received to replace the entirety of the line for \$3,750. To hire a leak detection firm the cost would be \$500-\$600 and may involve multiple leaks then repair by a plumbing company.

The board is going to do more research and come back with a remediation plan to be discussed.

Adjournment

The meeting was adjourned at 3:37pm by motion from John, seconded by Jim and approved unanimously.