Neighborhood Captains

Minutes of the November 11, 2021
Neighborhood Captains' Forum

The Forum was called to order at: 2:02 PM at the RSF2 Classroom by Janet Nolan, Chair of the Executive Committee. Rudy Bautista, Sheri Wollschlager, Janet Nolan, and 17 Neighborhoods were represented. Leslie Lorenze will be attending for Viscaya South. New Captain Manny Aponte of Portofino West was welcomed.

The Minutes of the Oct. 14, 2021 Captains Forum were accepted with two corrections. Karen Long corrected that the homeowner was responsible for replacing the pavers. Rosalie added that no mowing will be where residents place holiday decorations.

1. Rudy Bautista, HOA Manager informed us:
   - A pet station will be installed next month.
   - The renovation of the Bridge and Golf Cart path between Alta Vista and Vestrella will be completed this month.
   - The road reseal has been delayed. The reseal will be inconvenient to residents, who need to be vigilant to the notices in the email blasts. Residents may not move the barricades and cones. Homeowners who ignore them will be responsible for the cost of any cleanup.
   - The Tree pruning project is working in Venezia.

2. Sheri Wollschlager, Club Manager informed us:
   - The Dog Park has been re-seeded, agility equipment has been refurbished and the doggy hydrants repainted. Dog park will be open on Monday, November 15th.
   - The Riviera will be closed on Tues., Nov. 16th. New counter tops will be installed. The back desk will be renovated.
   - Over 3,000 attended the Arts and Crafts festival. The Salute Our Veterans memorial ceremony and Breakfast took place on Nov. 11th. The December 6th Holiday Parade will take place on Village Drive and followed by the Tree Lighting and Cookies. Judging for the Holiday Lights contest will take place on Dec. 12 and 13.
   - We are working on The Club budget.

3. Rudy Bautista described the process of transitioning the HOA to the residents.
   The HOA has mailed to each house and posted documents on the Solivita HOA.com/Annual Meeting section that include the Call for Candidate Notice & the Candidate Form, which is due before the close of business on Dec. 1, 2021. A bio of each candidate and their responses to the same group of questions will be posted at https://www.solivitahoa.com/std.php?lID=100745343 after December 1. The Board hopes to be able to video record each candidate and make the recordings available.

Computers are available at the Library and the Palms for residents without computers to use to see the candidate information. Anyone can run – no experience is required. There will be no door-to-door solicitation. There are 3 HOA Board seats currently held by Taylor Morrison. The Master declaration provides for possible expansion to up to 5 seats. It is the current Board's intent to increase the number of seats to 5. There will be staggered terms and Board members will decide among themselves who will handle which role, such as President or Treasurer.

The Board of Directors controls the HOA commons: security, roads, sidewalks and concrete cart paths, common areas, Lake Polk, irrigation, and resident's yards. They sign annual contracts with other companies, including Spectrum (Charter Communications), whose contract expires in 2024. Evergreen, the management company that currently runs the day-to-day business of the HOA has a one-year contract that can be changed with a 30 or 60-day notice.

On Jan. 31, 2022, the developer will hold a transition meeting in the ballroom at 10 AM. The meeting will be streamed live on Channel 732. Written votes will be collected and checked by hand. Ballots may be deposited at the ballroom or, possibly, another secured location. Legal is checking if we can offer mail-in ballots to be available in advance. There will be one vote per household per seat.

4. Open Discussion with Rudy Bautista HOA Manager---Elements of Transition

   The Neighborhood Captains program is part of the HOA and needs to be impartial. We cannot give the appearance of supporting any candidate. We cannot hold meetings with any candidate or group of candidates unless instructed by the Board. Captains are encouraged to assist those residents who do not use email or computers to view the candidate information. Captains can post on Mail Kiosks a request for residents to update their email addresses with the HOA. A third party is doing a Financial Audit.

   The Club facilities do not belong to the HOA. The Club is expected to have no change at present.

5. Janet Nolan reported that the Sandwich boards, with washable markers, erasers, and cleaners, have been distributed. 11 Captains, who received them, signed for them. Two tents have been received and one is in transit. Captains can contact Susan Godlewski to reserve and obtain thents. Cornhole games and coffee pots have been purchased and can be obtained from Judy Walls <vestrella.solivita@gmail.com>. All loaned materials should be returned to the Captains program and are available to be borrowed by all captains.
   - **Directories:** Individual corrections sent in by Captains will be processed with the monthly closings.
   - **Resident contact additions and corrections**: send to Janetnolan3@gmail.com. Captains are reminded to please send only contact information and no messages or comments with the email.

- Presently there are 9 **open Captain positions**: *Bella Vista, Candlewood North, Flora Vista North, Lago Vista, Terra Vista North, Venezia North, Varese, Vittoria East, Vizcaya North.*
- **Training/Orientation:** For those of you who want training on writing a newsletter or working on the Captains' Program Website, please email the CaptainProgram.solivita@gmail.com. Susan Godlewski will respond and arrange for a time.
- **Email Communication:**
  a) CaptainProgram.solivita@gmail.com---information from the program is sent through this Gmail. General questions are sent to this address.
  b) Advisory2.Committee@gmail.com—this is to be used by Captains when communication is needed to include management.
  c) Issues for Rudy Bautista, HOA Manager and Sheri Wollschlager, Club Manager are sent to their individual emails and copy the Advisory2 inbox.
- **Reflection Reminder**
  Due November 27: Robert Napolitano (Venezia South); Marsha Montgomery (Capri).
  Due December 27: Jim Cisek (Verona).
- *Welcome Packets* will be distributed by orders only. Judy Walls makes up the packets. Contact vestrella.solivita@gmail.com.

The Forum was adjourned at 3:34 PM. The next forum will be held on January 13, 2022 at 2 PM in the RSF2 meeting room.

Submitted by
Susan Godlewski