

VILLANITAS HOMEOWNERS ASSOCIATION

NOTICE OF REGULAR BOARD MEETING

The Board of Directors of Villanitas Homeowners Association will meet on *Wednesday, July 8, 2020 at 6:15 p.m.* The meeting will be held through teleconference due to the Covid-19 Stay Home orders and ban on meetings and gatherings. **The phone number for the conference call is (978) 990-5000 and the access code is 628195.** Please dial in early, as a rush on the system may delay access. Owners, if you have items that you would like to bring up during the Homeowner Form, please email dawn@elitemanagement.com on or before Tuesday, May 12, 2020 so that you can be called on to speak during the meeting. Board members, if you cannot participate in the meeting, please be sure to notify Elite Community Management.

AGENDA

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CALL TO ORDER.....President

BOARD ORGANIZATION

HOMEOWNER FORUM

As provided in the "Open Meeting Act," members may observe the meeting but do not have the right to participate in the Board's deliberations or votes. Members may address issues during the homeowner forum portion of the meeting.

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| a) | Hearings – 1539 Tzena, 1543 Valleda, 1633 Linda Sue, 1602 Valleda, 1556 Valleda,
418 Recluse, 1625 Linda Sue | 1 |
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FINANCIAL REPORT.....Treasurer

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| a) | Review of Monthly Financial Statements | 14 |
| c) | Delinquency Update | 31 |

MANAGEMENT REPORT

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| a) | Work Order History | 35 |
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| a) | Architectural/Rules | |
| b) | Landscape | 36 |
| i) | Meeting with Pacific Green | |
| c) | Website | |
| d) | Newsletter | |

OLD BUSINESS

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| a) | Status of Covid-19 Mandates and Facility Closures | 47 |
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NEW BUSINESS

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| a) | Inquiry Regarding Split Rail Fence/Access to Open Space | 53 |
| b) | Request for Cubbies at the Pool | 59 |
| c) | Resolution for Transfers from Operating & Reserve Accounts | |

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The next Regular Meeting of the Board of Directors is tentatively scheduled for August 12, 2020.