

About the Board of Directors and Association

The Association is represented and managed by a Board of Directors. This three-to-nine (typically seven) member Board of Directors manages the Association in accordance with the governing documents and sound fiduciary practices. To augment the CC&R's, Rules have been established by the Board to clarify the application of the CC&Rs in specific situations.

Board members must be homeowners in good standing with the Association. They are volunteers, elected to a two-year term by Association members (property owners) at an Annual Membership Meeting held in January. Within 10 days of the election, the new Board elects the Officers of the Association from among their ranks. The Officers are President, Vice President, Treasurer and Secretary. The duties of the Officers are delineated in the Bylaws of the Association.

The Board meets in public session on the fourth Wednesday of the month (October through April). Board 'planning sessions', open to Association members, are usually held in the morning one week prior to the Board meeting. Meeting schedules are published in the monthly Association newsletter (Clip Board), on bulletin boards at the business office and on the Villages web site. All homeowners are encouraged to attend.

The Association (members) owns and manages the recreational facilities and common areas. An annual assessment, established by the Board and payable in January, is levied on all homeowners to cover the operating costs of the Association and fund replacement reserves.

The Association has a business office with a part time administrator. The business office hours are M - Th, 9 am to 2 pm. In addition, the Association has two part time personnel who are responsible for routine maintenance and custodial matters. The Association also relies on Villages' volunteers who generously give of their time and talent in various areas in order to keep operating costs (and therefore annual dues) as low as possible.