

Annual Member Meeting

Once a year on the third Monday in January the Association hosts the Annual Member Meeting; usually at 6:30pm. An agenda for this meeting is published at the Rec Center and on the Villages website.

Unlike a Board Meeting where the Board conducts Association business, the Annual Member Meeting is a member's meeting with three main purposes. One, to conduct the Election of Board members to fill Board vacancies. Second, to provide the Board with the opportunity to present a 'State of the Association' to the membership. Third, to provide homeowners with the opportunity to input their suggestions, concerns or 'speak their minds' directly to the Board in a more open format.

Time has changed the election process such that the casting of ballots no longer occurs at the Annual Meeting. State statute now allows for the use of mailed ballots which, when returned before the polls close at noon on the day of the Annual Member Meeting, are tallied by an Election Committee the morning of the Annual Member Meeting. The results are then announced at the Annual Member Meeting.

All homeowners or owner's of lots in the Villages are eligible and encouraged to attend their Annual Member Meeting.

Annual Meeting minutes are open to homeowner review.

Regular Board Meeting

Regular Board Meetings are on a preset schedule, usually monthly, during the 'winter' season (October thru April). The Bylaws of the Association require a minimum of two Board meetings during the fiscal year (Jan 1 thru Dec 31). A Regular Board Meeting schedule is published before the start of the 'winter' season. A Regular Board Meeting must meet established quorum requirements for any decisions (Board vote) to be made. A Regular Board Meeting is a business meeting conducted by the Board. It is where the Board raises, discusses, makes motions and votes on Association business matters. It is open to the membership. The Board will give the membership an opportunity to comment on the business matter after a motion is made and seconded by a Board member. Meeting minutes are open to homeowner review.

Special Board Meetings

A Special Board Meeting is called by the Board whenever an issue affecting the Association must be addressed and cannot wait until the regularly scheduled Board Meeting. Notice of such a meeting is published at the Rec Center and on the website (if possible). A Special Board Meeting must meet the same quorum requirements as a regular Board meeting. A Special Board Meeting is open to homeowners. Meeting minutes are open to homeowner review.

Executive Board Meeting

An Executive Board Meeting may be called as needed by the Board to address matters of a confidential nature involving, for example, Association employees or homeowners. These closed door meetings are not announced or open to the membership. Established quorum requirements must be met. Meeting minutes are not open to homeowner review.