

Las Verdes Property Owners Association

Meeting Minutes

February 18, 2026 – 7:00 PM

The meeting was called to order at 7:00 PM by President Thomas Massey.

President Massey requested a motion to waive the reading of the minutes from the previous meeting. Motion made by Woody Argall. Seconded by Jack Walsh. Motion carried.

Treasurer's Report

Total Operating Cash: \$1,398,390.16

Total Reserve Cash: \$1,156,873.83

Total Operating and Reserve Funds: \$2,687,853.12

Delinquencies: \$37,559.00

Motion to accept the Treasurer's Report made by Bobbie Bruno. Seconded by Nat Devardo. Motion carried.

President's Report

President Massey noted that the election of officers was held last month and the board remains unchanged.

He addressed what is currently the biggest issue in the community: improper disposal of dog waste. Residents are not consistently cleaning up after their dogs. In some instances, waste is picked up, placed in a bag, and then discarded improperly around the circle rather than being disposed of properly.

President Massey stated this behavior will not be tolerated. The matter will be discussed further at the next workshop, and a solution will be implemented and enforced. He emphasized that employees are not expected to pick up dog waste and that the current situation is unacceptable.

Residents were advised that if they witness someone not picking up after their dog, they may take a photograph and submit it to the office. The office will review the information and implement fines in accordance with community rules and regulations.

Motion to accept the President's Report made by Fred Jurnove. Seconded by Harvey Schwartz. Motion carried.

Old Business

Election of Officers: All board positions remain the same.

Front Gate: The front gate project remains in progress. Quotes have been received, and the board is working with vendors to develop a new kiosk system. Several functional options are being considered. A change at the gate is necessary due to ongoing issues with residents not calling in guests. Additionally, three guards have recently resigned, creating operational challenges.

Motion to accept Old Business made by Nat Devardo. Seconded by Bobbie Bruno. Motion carried.

Good and Welfare

A resident inquired whether the POA could restrict residents from having dogs. President Massey stated that doing so would be illegal.

A complaint was received regarding the barbecue grill under the tiki hut not being cleaned. The

POA clarified that residents are responsible for cleaning the grill after use out of respect for their neighbors.

Concerns were raised about the pool area not being maintained on weekends. Management confirmed that staff work weekends and clean the bathrooms, pool area, and clubhouse.

Residents expressed concerns about chairs being scattered around the clubhouse pool area, along with a rusty and dirty table. President Massey stated that chairs are pressure washed and arranged each morning. If they become scattered later in the day, there is little the POA can do beyond regular maintenance.

Speeding on the circle was discussed. Speed bumps cannot be raised any higher, and installing additional lighting would not resolve the issue. Residents were encouraged to report license plate numbers of speeding vehicles so the matter can be addressed.

The board welcomed Harry Kefalas, who will be representing the Coconut Palm Building.

Adjournment

Motion to adjourn made by Bobbie Bruno. Seconded by Harry Kefalas. Motion carried.

Respectfully Submitted,
Peggy Peltier
Secretary