

VOICE OF THE VILLAS

January 25, 2024

FROM VILLA PRESIDENT JIM LARR TO ALL HOMEOWNERS

Your urgent effort is needed.

Please help us stop House Bill 173, which is a proposed law that will require all non profit HOAs to contribute fifteen percent of their annual receipts back to their community in which the HOA resides. **In our case, that would mean our \$180 fees would increase to at least \$207 in the first year, then \$238 in the second plus regular budget increases ad infinitum.**

Attached is the contact info for our State Representative James Buchanan, which you can get to by going to his web page and click on "Contact Member". Then you can formulate your own letter to him, or download the letter attached, type in your own name in the signature area, then copy and paste that document into the section, Your Message and Send.

If you prefer to send a hard copy of the letter and mail to James Buchanan, please contact Jim Larr and he will bring you one or you can pick one up at his place 416 Pendleton Dr.

Jim Larr
216-789-5409



LET THE GAMES BEGIN

With appreciation to **LINDA DOBIS**, starting the week of February 4th. Sign up sheet at pool or email Linda at lcdobis@gmail.com.

SHUFFLEBOARD will resume on Tuesdays @ 9:00 am



BOCCE will resume on Fridays @ 9:00 am



IRRIGATION UPDATE

Inspections of sprinkler heads, etc. will now take place every other month. This will be a cost savings to the community. **ART BACON** has generously offered to inspect sprinklers on individual lawns in the interim months. So if you see Art on your property, please say hi and thank you.



FROM SPECIAL EVENTS COMMITTEE

February 12th, Monday, 4:30, **VALENTINE'S PARTY** at Applebee's...
Sign Up Sheet at the Pool

March 9th, Saturday morning, **VILLA ANNUAL GARAGE SALE** ... time to clear out closets, attic, garage and other places that contain unwanted, unused treasures to forward to their next happy home

March 17th, Sunday, 4:30, **ST. PATRICK'S PARTY**, Potluck at gazebo

April 7th, Sunday, 4:30, **PIZZA PARTY** at the gazebo



VILLA ANNUAL MEETING
Thursday, February 15th
details to follow

Your name and address here

The Honorable James Buchanan

James Buchanan
Building A: Unit #102
5900 Pan American Boulevard
North Port, FL 34287-3425

Dear Mr. Buchanan,

I understand that there are several new proposed legislation items before the House regarding HOA laws. While some of these are clearly needed for some of the over 49,000 associations in Florida not adhering to the laws provided in 720 and taking advantage of some of their fixed income residents.

There is one specific Bill, 173, dealing with contributing fifteen percent of revenues of Nonprofit Associations to the community in which they are located. This piece suggested by Rep Kimberly Daniels makes no sense with the spirit of some of the other proposed Bills in that they are directed to try to protect fixed income residents.

This piece would mean that each residents fees would go up by fifteen percent. The whole idea for a nonprofit is to breakeven and there is no where to go but to apply that increase to every resident. This would also have a compounding effect in that the revenues would have to be increased every year to meet the new increased revenue from the previous year.

We hope you can convince other members, including Ms. Daniels, that this bill would have the opposite effect to what the general spirit of the other proposals are attempting to do.

Sincerely,