

Trouble Creek Villas Homeowners Association, Inc.  
Annual Members' Meeting – December 13, 2025

**Call to Order:** Jorge Valiente called the meeting to order and thanked everyone for coming.

**Proof of Notice:** Jorge Valiente verified that the notice was mailed to all members and posted in accordance with the Florida Statutes and the Association documents.

**Roll Call:** Twenty-Four lots were represented; 12 by proxy and 12 in person. A quorum was established. Kim Johnson from Community Management Services, Inc., was also in attendance.

**Officers' & Committee & Other Reports:** Jorge Valiente made a motion, seconded by Mitch Seda, to approve the minutes from the meeting held on 12/14/24 as written and distributed. Motion carried unanimously.

**Unfinished Business:** None

**New Business:** None

**Election of Directors:** The voting process was reviewed. Five Directors will be elected. Five members volunteered to serve on the Board of Directors; there were no other volunteers. Dana Alligood volunteered to be appointed if a future vacancy on the Board of Directors occurs. **George Gordan made a motion, seconded by Evelyn Christian, to elect Jorge Valiente, Mitchell Seda, Doug Shaw, Joseph May, and Connie Bloom to serve on the Board of Directors. Motion carried unanimously.**

**Carryover of Funds:** Jorge Valiente made a motion, seconded by Evelyn Christian, to authorize the Board of Directors to carryover any surplus funds from 2025 to 2026 according to IRS guidelines. Motion carried unanimously.

**Adopt 2026 Budget and Set Assessments:** The line items for Pavement was adjusted to \$1500 and sealant to \$935. Jorge Valiente made a motion, seconded by Mitch Seda, to adopt the 2026 budget as amended and set the monthly assessments at \$117 per unit. Motion carried with 4 opposed.

**Next Meeting:** The next meeting will be set during the organizational Board Meeting.

**Adjournment:** Mitch Seda made a motion, seconded by Doug Shaw, to adjourn the meeting Motion carried unanimously.

Respectfully submitted,

Kim Johnson, LCAM  
Community Management Services, Inc., Agent  
For Trouble Creek Villas Homeowners Association, Inc.