

Trouble Creek Villas Homeowners Association, Inc.
Board of Directors' Organizational Meeting – December 13, 2025

Call to Order: Jorge Valiente called the meeting to order following the adjournment of the Annual Members' Meeting at 12:37 p.m.

Proof of Notice: Jorge Valiente verified that the notices were mailed to all owners and posted in accordance with the Florida Statutes and the Association documents.

Roll Call: Jorge Valiente, Mitchell Seda, Connie Bloom, and Doug Shaw were present. Joseph May was absent. Kim Johnson from Community Management Services, Inc., was also in attendance.

Residents Comments: Residents made comments or questions were asked on the following: None

Officers' Reports – Minutes: Jorge Valiente made a motion, seconded by Mitch Seda, to approve the minutes of the meeting held on November 3, 2025. Motion carried 4-0.

Adopt 2026 Budget and Set Assessments: 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 4-0.

Election of Officers: Joseph May and Connie Bloom will serve 1-year terms. Jorge Valiente, Mitch Seda and Doug Shaw will serve 2-year terms. Jorge Valiente made a motion, seconded by Connie Bloom, to elect Doug Shaw as President, Mitch Seda as Vice-President, Connie Bloom as Secretary and Jorge Valiente as Treasurer. Motion carried 4-0.

Next Meeting: The next meeting will be determined.

Officers' & Committee & Other Reports: None given.

Unfinished Business: None

New Business: None

Adjournment: Jorge Valiente made a motion, seconded by Mitchell Seda, to adjourn the meeting. Motion carried 4-0 at 12:41 p.m.

Respectfully submitted,

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