

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.