

**Pillars Landing Homeowners' Association, Inc.**  
**Annual Homeowner's Meeting**  
**May 1, 2026**

Call to Order

The Pillars Landing Homeowners Association meeting was called to order at 7:08 pm.

Quorum

A quorum was present virtually - on Google Meeting

Proof of notice

Proof of notice was presented.

Approve prior meeting minutes

Prior meeting minutes were read and approved.

Association Business

1) Manager's Report

- (a) Landscaping: A few residents voiced their opinion about the low quality of landscaping services. Therefore, the BOD requests residents to contact local landscaping companies to secure bids on services. This will allow the community to assess the current Clermont vendors for potential cost savings. The goal is to present any findings at our next meeting.
- (b) Landscaping: After the winter freeze, dead fronds removed from palm trees near the front entrance.

2) New Business

- (a) Bylaws (and other items) –
  - (i) Property Maintenance - (Homes, Mailboxes, Yards) The Board acknowledged continued improvements in general property upkeep and thanked residents for their efforts. Following the May meeting, violation notices will be issued for any properties that remain out of compliance.
  - (ii) Violation Enforcement Process - The Board reviewed the standard enforcement timeline for unresolved violations:
    - 1. 0–30 Days: Initial Violation Notice issued; compliance expected.
    - 2. 31–60 Days: Second notice issued if the violation remains unresolved; fines may be assessed.
    - 3. 60+ Days: Continued non compliance may result in a lien being placed on the property.
  - (iii) Future Addendum Consideration - The Board will evaluate the legal, administrative, and financial requirements associated with potentially restricting rental of homes by HOA members/owners.

3) Business Board

- (a) Board of Directors: Voted on Ron Jones as a replacement to the vacant HOA secretary's position.  
Motion: Lora Gates
- (b) Current Board:
  - (i) Lora Gates – President

- (ii) Lisa La Sala – Treasurer
- (iii) Ron Jones - Secretary
- (c) The Board discussed a proposed increase in annual dues resulting from the Association's projected end of year net cash balance falling below \$100. Members were advised that the irrigation system is without power and requires an assessment to determine repair costs. Due to the early conclusion of the virtual meeting, next steps to address these urgent matters will be discussed and approved at a future meeting. A special assessment is anticipated.
- (d) Reminder: Please send recommended service providers/vendors to the Board for posting onto our website.

Adjournment

The meeting ended prematurely around 8:20 pm.

Meeting Minutes Prepared by Ron Jones – Board Member