

Minutes
Special Board of Directors Meeting
Dreamland Villa Retirement Community
April 14, 2026, 9:30 AM Read Hall

Welcome: Pat Clark, President

Pledge of Allegiance

Call to Order: 9:30 AM

Roll Call: Karolyn Grafton, Secretary. **Directors:** Pat Clark, John Pawloski, Bob Westall, Jeff Clapham, Dave Warren, Beth White, and Karolyn Grafton. All present

General Announcements: April 22 Rural Metro Fire Extinguisher training 11:00, May 4 Cinco De Mayo Folklorico 5:30, May 9 Pancake Dinner 4:00-6:00, May 25 Pasta Dinner 4:30-6:30.

Ratification of Minutes: Beth made a motion to ratify the March 10, 2026, Board of Director's meeting minutes, John seconded; passed unanimously. John moved to ratify the Board of Directors' April 7, 2026, Study Session minutes as written. Bob seconded; passed unanimously.

Treasurer's Report: Bob provided us with the Profit and Loss Report for March 2026 and the Balance Sheet as of March 31, 2026. An entry on the Profit and Loss report for the Hardship Fund was questioned. Bob said he would look into it. The board also needs to get clarification on how those funds are handled. We may need to form a P&P Committee for the Hardship Fund.

Office Report: Dreamland Villa had 24 homes listed, 18 homes sold, 7 paid the transfer fee, 18 paid the disclosure fees, 3 homes cancelled, and 15 provided age Affidavits. Total income from sales was \$5770.00. There were 47 homes listed on the MLS.

Maintenance report: No problems at Read Hall. At Farnsworth Hall, the pool is temporarily closed for repairs to the skimmer cracks, and the Pebble Tec in the Spa is being repaired. We are scheduled for an inspection on April 21st and 22nd.

55+ Age Affidavit Report: We are at 81.47%. 534 non-compliant homes will receive a prepared letter. P&Ps state that, for follow-up on the Age Affidavit collection, letters should be sent to the non-compliant addresses by April 1, 2026. If those letters do not produce results, the 55+ Committee should knock on doors. The office should make two phone calls and then, if unsuccessful, turn it over to the 55+ Committee.

Advice and consent to appoint Office auditors: Bob moved to appoint Marge Pawloski. Dave seconded. 6 yes, 1 abstained. Motion passed.

Advice and consent to appoint a liaison between DVRC and the County code compliance office: Pat moved to appoint Beth White as the liaison. John seconded. 6 yes, 1 abstained. Motion passed.

Motion to approve P&P Document Changes: Beth moved to approve the DVRC Rules and Regulations as written. Dave seconded. Motion passed unanimously.

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Motion to approve P&P Document Changes: Beth moved to approve the Facility Rental Guidelines and Fees as written. John seconded.

Motion to approve P&P Document Changes: Jeff moved to approve both the Membership Suspension Policy and Procedures and Membership Discipline as written. John seconded. Motion passed unanimously.

Motion to approve funds for 55+ Signs: John moved to approve \$1357.11 for DVRC signs and posts. seconded by beth. Motion passed unanimously.

Motion to approve the Holiday Craft Fair application: Beth moved to approve the Application. Bob seconded. Motion passed unanimously.

Appoint AdHoc Committee Chair: Pat made a motion to approve Mary Sable for the Swimming Pool Committee. Beth and Karol seconded. 6 approve, 1 opposed. Motion passed.

Motion to approve the Ballet Folklorico dancers for the Cinco de Mayo celebration: Dave made a Motion to approve the Freemont Jr. High's Ballet Folklorico Club BAILE group to perform for a free recital on May 4th at Read Hall. John seconded. Motion passed unanimously.

Pancake Breakfast Application: Dave moved to approve the Pancake Breakfast application. Bob seconded. Motion passed unanimously.

Adjourned: 11:00 a.m.

Open Forum: No speakers as all speakers had their questions answered.