

LEXINGTON COMMUNITY ASSOCIATION, INC.
VILLA HOME COMMITTEE MEETING
MINUTES
JANUARY 13, 2026

The regular meeting of the Villa Home Committee was held on Tuesday, January 13, 2026 in the Social Center at Lexington Country Club. Committee members present were Larry Hone, Patty Coats, Ian Collins, George Ladd and George Dzyacky. Also in attendance were Controller Sharon Landel, LCA Board Representative Denny Taylor, and approximately fifteen owners in person and four owners via Zoom.

CERTIFY QUORUM/CALL TO ORDER/CERTIFY POSTING

After a quorum was established and the meeting posting was certified, Mr. Dzyacky called the meeting to order at 3:30 p.m.

APPROVAL OF MINUTES

The Committee, having read the minutes of the November 11, 2025, Villa Homes Regular Meeting approved them as presented.

COMMITTEE CHAIR COMMENTS

Mr. Dzyacky reminded owners of their responsibility to have their roofs cleaned. He also reported that he had some specs for vendor performance for roof cleaning. Mr. Dzyacky reminded owners about the additional date for Lint Out dryer vent cleaning. Mr. Dzyacky explained the structure and operations of the Villa Home Committee. He also reminded the owners about the annual meeting in February and the expected changes.

LCA REPORT

Mr. Taylor reported about some LCA items including recent board communications and plans.

UNFINISHED BUSINESS

There was no unfinished business for the committee to consider.

NEW BUSINESS

A&E Reviews

Mr. Dzyacky reported that the committee had no A&E's to review as all submitted requests had been approved through the fast-track process.

Additional Treatment for Lawns

Mrs. Coats reported that fungicide treatment in the future may be necessary.

Mailboxes

Mr. Ladd reported on information he had obtained regarding refinishing the mailboxes.

LCA ADVISORY COMMITTEE REPORTS

Mr. Murray gave a report from the Finance Committee. Ms. Ulrich gave a report from the Court Sports committee. Mr. Hone gave a report from the Emergency Preparedness Committee.

MEMBER FORUM (Open)

There were no member comments.

ANNOUNCEMENTS

There were multiple announcements.

ADJOURNMENT

There being no further business, the meeting was adjourned at 3:58 p.m. The next meeting is Tuesday, February 10, 2026 at 3:30 p.m.

Respectfully submitted,

Sharon M. Landel

Sharon M. Landel, CAM