

RESOLUTION NO. 2025- 448

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE AGREEMENT BETWEEN THE ST. JOHNS COUNTY UTILITY DEPARTMENT AND VILLAGES OF VILANO HOMEOWNERS' ASSOCIATION, INC.; AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENT ON BEHALF OF ST. JOHNS COUNTY

WHEREAS, Villages of Vilano Homeowners' Association, Inc. (hereafter "Villages") for property locate on or about 110 Ocean Hallow Lane, St. Augustine, Florida 32084; and

WHEREAS, Villages were acquired by the County as an utility customer in the purchase of North Beach Utilities in 2024; and

WHEREAS, no easement exists for the County to enter the Villages parking garage; and

WHEREAS, Villages has negotiated with the County to allow the installation of a master meter for all of their sixty-four (64) units because the existing individual meters are located above the driving lanes of their parking garage which impedes traffic, endangers County staff, and creates County liability issues for the piping in the garage; and

WHEREAS, the Villages has agreed to consolidate their individual utility meters to one master County meter in exchange for the County one time providing sixty-four (64) individual meters; and

WHEREAS, the County cost of the sixty-four (64) meters is approximately \$8,901.12 and the Villages has agreed to pay for their installation; and

WHEREAS, the Villages have approved this potential agreement at their meeting dated May 21, 2025 (see *Exhibit "A"*); and

WHEREAS, the County has determined that accepting the terms of the Agreement, and entering into the said Agreement, will serve the interests of the County.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are hereby incorporated into the body of this Resolution and are adopted as findings of fact.

Section 2. The Board of County Commissioners hereby approves the terms, provisions, conditions, and requirements of the proposed Agreement between the Utility Department of St. Johns County, Florida, and the Villages of Vilano Homeowners' Association, Inc to one time provide them with sixty-four (64) individual meters which they will install and to allow the County to install one master meter for the County in a safer location.

Section 3. The Board of County Commissioners authorizes it's the St. Johns County Utility Director, or designee, to execute any other paperwork necessary or associated with the agreement between St. Johns County Board of County Commissioners and the Villages of Vilano Homeowners' Association, Inc.

Section 4. To the extent that there are typographical and/or administrative errors and/or omissions that do not change the tone, tenor, or context of this Resolution, then this Resolution may be revised, without subsequent approval of the Board of County Commissioners.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 18th day of November, 2025.

**BOARD OF COUNTY COMMISSIONERS OF
ST. JOHNS COUNTY, FLORIDA**

Rendition Date November 19, 2025

By:

Chair

ATTEST: Brandon J. Patty
Clerk of the Circuit Court & Comptroller

By:

Deputy Clerk



Lex Taylor III

From: Frank Kenton
Sent: Monday, October 27, 2025 3:07 PM
To: Lex Taylor III
Subject: VOV Water Meters Resolution Info
Attachments: BHVOV - Water Meter Letter.docx

Lex – Please find attached a letter from the VOV Beach Homes accepting the master meter and requesting the additional individual meters. I think this is what you needed. Let me know when this will be on the agenda and if you need anything else from me.

Thanks



From: Joe Speakes <jspeakes@maymgt.com>
Sent: Monday, October 27, 2025 1:58 PM
To: Frank Kenton <fkenton@sjcf.us>
Subject: RE: Water meters

Please see the attached letter from Beach Homes. Let me know if this is sufficient for your records.

Thanks,

Joe Speakes
Licensed Community Association Manager
MAY Management Services, Inc.
[240 Canal Blvd., Suite #2](#)
[Ponte Vedra, FL 32082](#)
Phone: 904-273-9832 Ext 339

jspeakes@maymgt.com

From: Frank Kenton <
Date: October 21, 2025 at 10:08:29 EDT
To: Daniel Burke <danburkebhvov@gmail.com>
Cc: rogerswainbhvov@gmail.com
Subject: RE: Water meters

10/27/25

To:

St. Johns County Utility Department
Attn: Frank Kenton, Assistant Director of Utilities
1205 SR 16
St. Augustine, FL 32084

Re: Confirmation of HOA Approval – Master Meter & One-Time Individual Meter Replacement

Mr. Kenton,

On behalf of **Beach Homes at Villages of Vilano Condominium Association**, this letter confirms the Association's acceptance of St. Johns County's offer to:

1. **Install a master water meter** serving the community; and
2. **Provide a one-time replacement of individual unit meters** for internal leak monitoring purposes.

These items were discussed by the Board of Directors and residents during the Association's **May 21, 2025** board meeting. The Board supports the County proceeding with the master meter installation and requests the one-time replacement of the individual meters as outlined.

We appreciate the County's partnership in improving the water service infrastructure within our community. If any additional documentation or confirmation is required, please let us know.

Sincerely,

Joe Speakes

Community Association Manager

On behalf of:

Beach Homes at Villages of Vilano Condominium Association