

**Property Owners Association of The Villages
General Membership Meeting
September 16, 2025**

Called to order: by Cliff Wiener, President, at 7:00 pm.

- Board members present: Dan Warren, Gary Kadow and Karen O'Farrell; excused: Reb Benson, Ken Knodel, Patsy Oburn, Gary Search and Tita Dumagsa.
- Members present: Approximately 90.
- Organizations present: Sun Kool, Seniors vs Crime, Rate Reverse, Dr. Curtis and Realty Executives.
- Membership meeting minutes and Treasurer report deferred.

Announcements:

- Cliff introduced the representatives: Mark Hayes, Ron Baxa, Gary Kadow & himself as District Supervisors; Dan Warren as North Sumter County Utility Dependent District Supervisor and Jim Vacarro as Amenity Authority Committee (AAC) member.
- Cliff mentioned POA meetings are live streamed on the POA Facebook page and available the next day on the POA website, adding that we have been doing this since about 2021. He stated our efforts have resulted in Districts 1, 4 & 5 and the AAC video tapping their meetings now, and is still working for other Districts to do the same.
- Cliff introduced Cindy Bechill who addressed a few important announcements:
 - Hard to believe...the POA has been around for 50 years representing you. We want all to join in the celebration on October 21st at Laurel Manor Recreation Center starting at 6pm. There you will see the full POA story, including our vision for the next 50 years.
 - The first step toward the future is transitioning the POA Bulletin to the digital POA Magazine, featuring a fresh design and improved content.
 - Many loyal POA Magazine advertisers will be at the 50th celebration, offering giveaways and there will be exciting raffles also.
 - We need your help to make the celebration successful. Please fill out and drop off the volunteer card you received when you entered to be able to assist in things like: set-up, greeter, technology assistant, storyboards, etc. You will have access to our breakroom stocked with food, snacks and beverage.
 - After 10 years as President, Cliff Wiener is stepping down at the end of the year, but will remain involved with the Board. We wish him well as he enjoys more leisure time.
 - To ensure a smooth transition and continued strong leadership, we are opening nominations for Board positions...including President, Vice President & Treasurer...effective immediately. We already have two nominations: Reb Benson for President and Dan Warren for Vice President. If anyone else would like to nominate themselves or someone before the November elections, please speak to a Board member.
 - We will be testing several initiatives in conjunction with the new Board and going into 2026. We will be forming a "focus group" to explore the value of such items as: historians and lessons learned database, legal resources, potential Village governmental board candidates and an outreach team (find various energy, talent and skill sets to join our advisory/initiative team). A kickoff meeting involving those that volunteer will happen sometime after the November elections.

- The Villages is experiencing many changes...making the POAs resident advocacy more vital than ever...your involvement helps protect our retirement lifestyle and investments. Join or volunteer to be a part of the POA for the next 50 years.
- Cliff mentioned he has truly enjoyed looking out for residents' rights during his tenure as the POA President and he will have more to say at the December meeting.
- Shredding Event. Cliff mentioned the event will be on March 21st at New Covenant United Methodist Church. Must be a POA member and get a shredding ticket. Tickets will be sent out beginning in November, based on email requests; more information will be in the October digital Magazine.
- Member Meetings. Cliff mentioned Sumter County Sheriff's office in October and Bingo night in January (with POA members getting extra cards) at Everglades. Plus, Dr. Young in November and Gary Kadow on Project Support Our Soldiers along with children from the Rolling Acres elementary school singing Christmas songs in December at Laurel Manor.

Questions:

- Has the POA ever addressed the Airbnb situation? **Ans:** Cliff said no, nothing can be done until the developer changes the deed restrictions and Florida legislation addresses this issue. Adding the POA will continue to watch this and inform residents.
- Why can developer break a contract but we can't...such as Amenity fees increasing when they weren't supposed to go up? **Ans:** Cliff said everyone's contract states Amenity fees go up or down based on the Consumer Price Index and are incorporated on the original date the house was sold. In fact, compared to many other communities, what Village residents pay for all the amenities provided is a small fee.
- Is the POA going to get involved with the Villages Health bankruptcy proceedings? **Ans:** Cliff said we will continue to monitor this and provide residents with factual information. Gary Kadow added that everyone should get involved by going to your District meetings and voicing concerns, etc.
- How do we find out when our District meets? **Ans:** All 2025/2026 district meetings are posted on the POA website and/or go to districtgov.org for the information.

Speaker: Dr Norm Anderson, Robert Boissoneault Oncology Institute (RBOI), on osteoarthritis.

- Osteoarthritis (OA) is the most common form of arthritis and happens when the protective cartilage that cushions the end of the bones wears down over time.
 - According to the World Health Organization, it is the 2nd leading cause of disability with over 32 million people affected in the U.S.
 - Is a significant burden on the U.S. health system...increasing mortality by 50% (due to lack of activity); individuals spend an average of \$11,000/year treating OA and over \$65 billion annually in the U.S.
 - Can damage any joint, but most commonly affects joints in the knees (46%), hips (25%), hands and spine.
 - Stages: 1 – Minor (some wear & tear, no pain); 2 – Mild (bone spur growths, feel stiffer); 3 – Moderate (cartilage starts to erode, joint inflamed, discomfort with normal activities); 4 – Severe (cartilage almost gone, more bone spurs and extreme pain).
 - Risk factors: past injuries, family history, 50 years and older (90% over 45 develop some form of arthritis), women (twice as likely to develop OA), overweight, post menopause, occupational and other medical conditions.

- Current treatments: Supplements (for Stage 1); Stricter workout and/or knee brace (for Stage 2); Pain medications or hyaluronic injections (for Stage 3); and, Knee/Hip replacement (for Stage 4).
- Effective treatment: Low-Dose Radiation Therapy (LDRT)...targeted ideal radiation amount done six times over a three-week period; can be repeated if necessary. Stops OA by:
 - Eliminates inflammatory white blood cells.
 - Stops those chemicals that draw more inflammation into the area.
 - Makes blood vessels in the region of inflammation less permeable to inflammatory cells.
- LDRT has been used in Europe for over 60 years, but not in the U.S., why:
 - Not the standard of care...doctors want what's best for patients but reluctant to change.
 - Not taught in medical schools.
 - Competes with other forms of treatment.
 - Based on radiation data from Atomic Energy Commission in 1956 that was found to be incorrect in 1994.
- LDRT has been found to be 60 to 90% effective, based on 1st (or sometimes 2nd or 3rd) therapy. Plantar Fasciitis – 80%, Hand – 94%, Hip – 64% and Knee – 70%.
- Secondary malignancy risk: extremely low, never been a case reported; but do not recommend LDRT on anyone under 45 years old.
- Most all insurances cover LDRT...it is a minimal procedure and 4% the cost of a surgical procedure (such as knee replacement).
- Questions, some pertinent ones:
 - Does insurance require a referral from your primary care doctor? **Ans:** Most do not, but they do need radiographic documentation (x-ray, etc.) to confirm OA.
 - Does traditional Medicare cover LDRT? **Ans:** Yes, but only one area at a time (such as if you have the condition in your knee and hip). And if in the end you still need knee surgery, etc., that can be performed even after this treatment.
 - Does it just stop pain? **Ans:** It stops the disease from progressing.
 - Can LDRT be used for rheumatoid arthritis? **Ans:** Not at this time, need more data.
 - Can LDRT be used on C-1 joint and the skull? **Ans:** Yes, to C-1; but it is not as effective where you have a bone-on-bone situation.
 - How long does LDRT last? **Ans:** Studies have shown it lasts up to 5 years or longer, and can be retreated at that time.
- Dr. Anderson concluded by stating you can go to LDRT@RBOI.Com to sign up for treatment. Cliff concluded by stating that he and his wife are seeing Dr. Anderson for knee and hip OA because they truly trust him and RBOI.

There was a Motion to adjourn the meeting at 8:30pm that was seconded and unanimously approved. Submitted (based on live stream video review) by: Reb Benson, Secretary