

Village Walk Condominiums

Board of Directors Meeting

April 11 , 2019 8:00PM

Called to Order. 8:02pm

Verify quorum - Board Members Present: Terry Landry, Wes Strickland, Michael McCutcheon, and Victor Rodriguez. Bridget Friday with FPM.

Owners Present: Debbie Wallace # 79, Gloria Guerra #78, Tim and Leighann Jackson #15,

Motion to approve March meeting minutes:

Motioned - Terry

Seconded - Michael

Passed unanimously

Presidents Report (Terry) - VillageWalk looks better than ever, no major issues over spring break, very orderly, seems to be best spring break in past 10 years. Terry also spoke of the change of management companies for the HOA to Friday Properties Management.

Treasurer's Report (Michael) - Currently we are on budget, but still appear to have app \$31,000 in outstanding assessments to still be collected. As of the end of March, the Association had \$59,867.08 in the Operating Account and \$27,873.79 in the Reserve Account.

New assessments will be billed in June for July payments. Bridget mentioned how she is working on the new website with online bill pay system with QuickBooks.

Rental Chair (Bridget) - Bridget is now off the board, but finishing up some rental projects. Wes and Bridget are working on updating the parking pass system to include permanent passes for owners, and throw away passes for renters. These passes will be available from Port A Business center for all management companies to purchase their own to give out. This will hang on the mirrors in the vehicles. They are also working on a way to have all cars in VW with passes at all times. They plan to have the new passes in use by Memorial Day. Bridget also stated that reports of rentals over spring break were high as well as most weekends in the summer are already booked for many homes as well. Victor stated he would be interested in taking over the rental chair after the May HOA meeting.

Operations Chair (Wes) - Wes began by speaking about major projects that his crew has done recently. They have enclosed the garbage, which will be stained to match the fence in the coming weeks. The pool deck repair on pool #2 is happening this week and the pool will reopen on Sunday after it is dried. The landscaping is now completely finished. Benchmark has been out and fixed all sprinklers on the grounds. We had a lighting issue on one of the walkways in phase 1, which also has been repaired. The gate timers have also been adjusted to close faster. Wes and Bridget are also working on updating renter gate codes more frequently. They hope to do it every 3 months. He is also getting bids on updating the "brain" of the gates. It is well past life expectancy, runs on a very old computer system which isn't supported anymore and with summer coming, we need to have a plan in place.

Wes talked about new projects that he will start to look at once budgets are looked at. He would like to raise the sidewalk in phase 2 the 6" and put a drain underneath it, where it has sunk. He also will be getting a bid from Island Rocks to shave palm trees in the community. We have 84 community

trees, and would like to put them on a schedule over the next year to have them all shaved. Debbie Wallace spoke of the community and how wonderful everything looks. She would like to commend Wes and his crew. She also would like to see if the irrigation system could be kept under rocks as much as possible. It was talked about how after rains, they are uncovered a bit. Wes assured her they cover them continuously when they see them. Wes also spoke about ramping up enforcement again soon with yards. This time last year they sent out 23 yard notices. This year was only 4! Great progress!

Old Business:

Parking passes were spoke about during the operations chair report.

Terry spoke about the change once again of management companies from TRMC over to Friday Properties Management. He stated he is very excited and glad to have someone in house taking it over, as with our operations in house, he expects things to go very smooth and he is confident with FPM and Onsite with VillageWalk management and projects. TRMC is under contract until May 15, and FPM started on March 15 with the transition.

Motion was made by Terry to approve Bridget Friday to be a signer on VillageWalk accounts at American Bank. Victor 2nd. Approved by all.

Unit 21 fence: Wes went over the timeline of events. They did remove 2 sections of latticework blocking unit 20 windows. Also fence at back of house still not in compliance. Discussion tabled until Wes contacts the owner of Unit 20.

Road Repair (sealcoating) Bids: Wes spoke of sending out 3 bid packages and received one response so far. It is approximately at a cost of \$6/sq.yard. The total is appx \$80,000 if done all at one time. Cost is an additional \$3,500 to mobilize each time if we don't do it at one time. Discussion ensued regarding timeline, and how to pay for it.

3 alternatives to look at. - 1. Bank finance and then have owners repay over many years. (lots of extra interest to pay off). 2. 1 time assessment of \$900/unit. 3. Two separate assessments of \$450 (June 2019, and Jan 2020)

Wes stated he thinks the best time to do the roadwork would be April 2020.

Michael stated he feels our HOA assessments are extremely low for what we get. Debbie Wallace agreed, but also says they need to stay low. Terry stated he has been on the board many years, and the assessments have gone up over time, but not as much as other HOA. He is very glad that a full time owner, and also a full time renter, can agree that its a fair assessment.

New Business:

Terry spoke of the new changes in the documents to be voted on. Wording was updated, obsolete or unavailable materials were removed. updated roofing and new paint colors. Currently Buster Hoffmaster is the ACC, over the next few months there will be a transition to a 3 person committee.

Motion by Terry to adopt updated Rules and Regulations as presented by Wes.

Seconded by Michael , Unanimously passed.

Motion by Terry to adopt updated Design and constructions documents as presented by Wes.

Seconded by Wes, Unanimously passed.

There will be 3 vacancies for the board starting in May. Michael was finishing out Tom Blackburn's term. Bridget and Wes are both completing their terms. Bridget has resigned as of last month, and Wes plans to run for re-election. Discussion ensued regarding the make up of the board between fulltime homeowners, 2nd home owners, and rentals. It was agreed by all that it is important to maintain a diverse group of directors, who may not always

see eye to eye, but all have VW in their best interests. Debbie Wallace also declared her intent to run for election. Terry stated it is great that there is so much enthusiasm for Village Walk with so many people.

Next Director meeting set for Saturday May 4th at 9am before annual HOA meeting.

Respectfully submitted.

Bridget Friday

VillageWalk HOA Manager